

# The Waterford Estate

Elevated living with expansive pondside views



Landscaping not included.  
Not actual home, but similar plan.

**\$749,900\***

**Immediate Occupancy**

Blue Stem (Lot 111)  
1940 N Creek Drive  
Grafton, WI 53024

-  3 Bedrooms
-  2 Bathrooms
-  2,264 SF
-  3 Car Garage

#### Directions:

From I-43: Take exit 92 for Hwy 60. Head west on Hwy 60. Left on Cheyenne Ave into the Blue Stem neighborhood. Left on Teton Trail. Right on North Creek Drive.

\*Price subject to change without notice.



## KITCHEN FEATURES

Designer kitchen with staggered painted maple cabinets with crown molding, soft close doors/drawers, roll trays & built-in look refrigerator panel  
Quartz countertops, tile backsplash, & island w/ snack bar  
Large corner pantry with melamine shelving  
GE® designer kitchen appliance package w/built-in microwave, dishwasher, slide-in gas range, chimney hood & French door refrigerator in slate finish

## MAIN LEVEL FEATURES

Mohawk® wood laminate flooring in kitchen, nook, great room, foyer, mudroom, laundry room & hallways  
11' ceiling height in great room, foyer & office  
Gas fireplace w/ stacked stone & boxed mantel w/ returns  
Office w/ glass double doors  
Separate laundry & mudroom  
Built-in boot bench in mudroom  
Cabinet, countertop/folding table, GE washer & dryer & pocket door in laundry room w/ drop in utility sink  
Additional linen closet  
Window above shower in bath 2  
Casing & jamb for select windows & patio door  
4 1/4" base & 3 1/2" casing & solid core swing doors  
Orange peel drywall finish

## MASTER SUITE FEATURES

Box up ceiling  
His & hers vanities w/ drawer in between  
5'x3.5' walk-in tiled to ceiling shower w/swing glass door, & wall-to-wall tile shelf  
Tile flooring

## LOWER LEVEL FEATURES

Finished basement staircase w/ half wall  
Lookout exposure  
Basement bathroom plumbing rough in

## ADDITIONAL FEATURES

Concrete driveway & walkway  
3' bump to bed 2, bed 3 and bath 2  
Designer siding & natural stone  
Insulated garage doors & ultra quiet garage door opener w/ camera  
AZEK® deck  
Solid core doors  
2x6 Construction  
Pella® Windows  
Moen® Faucets & Kohler® Toilets  
Starved Rock® Cabinets  
Maxim® Light Fixtures  
Builder Warranty Included  
Focus on Energy Certified [Floor Plan on Other Side](#) →



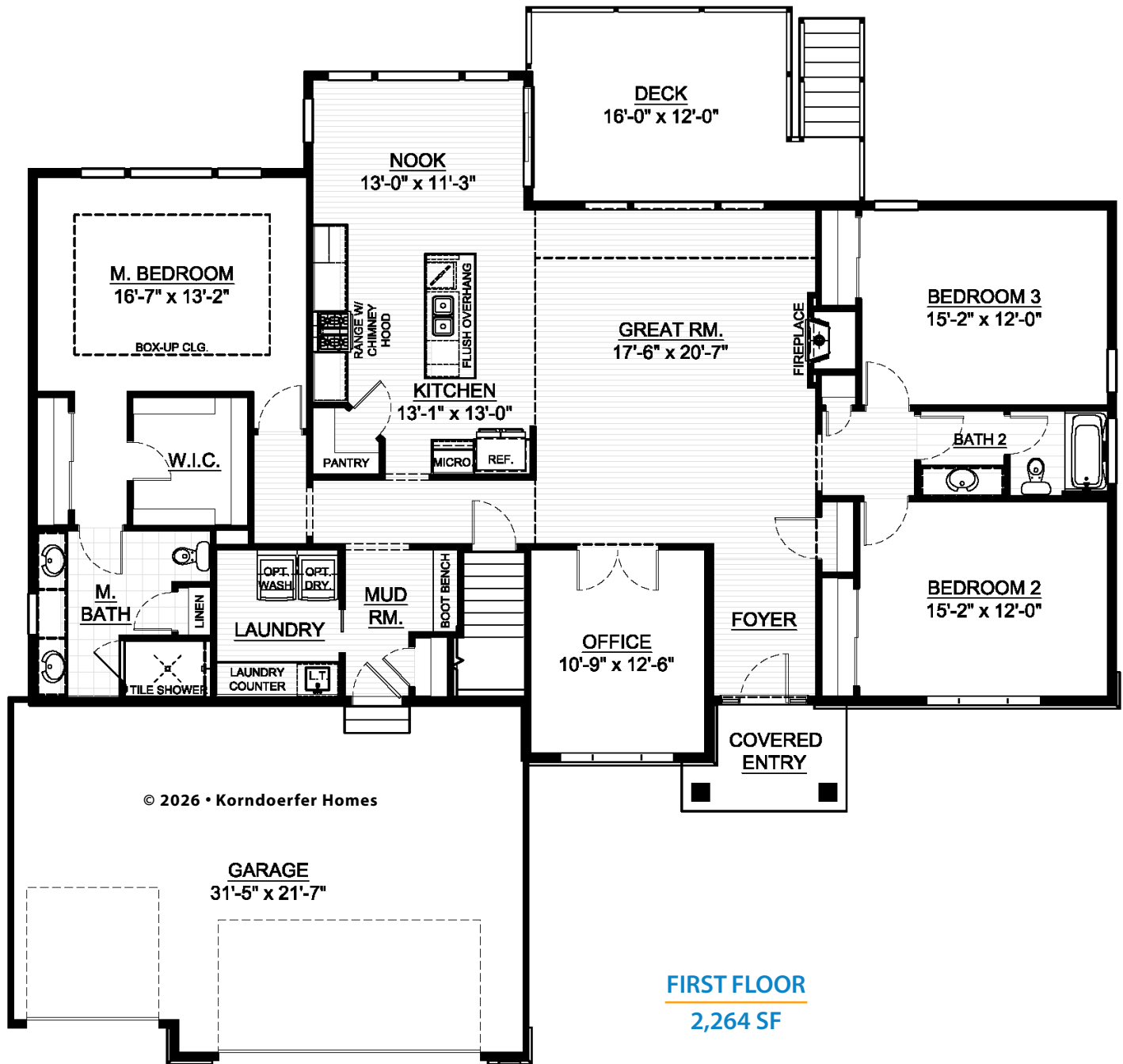
### ASK RYAN!

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# The Waterford Estate Floor Plan



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