The Geneva Estate

MODEL

CHOOSE YOUR $5,000 INCENTIVE*



FOR SALE

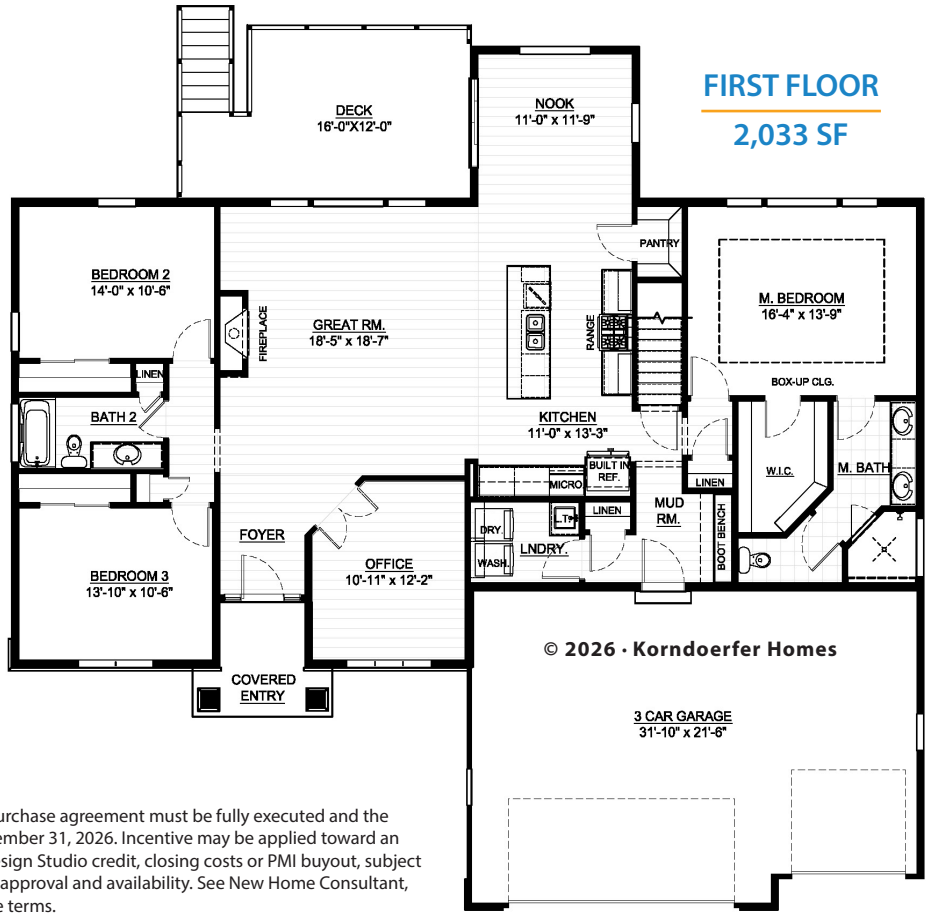
$859,900

Canopy Hill (Lot 67)
347 York Street
Union Grove, WI 53182

Model Home	Base Plan
3 Bedrooms	3 Bedrooms
2 Bathrooms	2 Bathrooms
2,033 SF	1,933 SF
3-Car Garage	2-Car Garage

Directions:
I-94 to Hwy 20. West to Spring Street. Left on Spring Street. Left on Hwy 45/S. Colony Ave. Right onto 58th Road into neighborhood. Left on York Street to home on the left.

FIRST FLOOR
2,033 SF



* Offer provides a total incentive of $5,000. Purchase agreement must be fully executed and the home purchase must close on or before December 31, 2026. Incentive may be applied toward an interest rate buydown, contract incentive, Design Studio credit, closing costs or PMI buyout, subject to applicable financing requirements, lender approval and availability. See New Home Consultant, lender and purchase agreement for complete terms.



ASK RYAN!
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11/05/26

THE GENEVA ESTATE MODEL

ADDITIONAL INVESTMENTS IN THIS HOME*

EXTERIOR

Cedar Knolls® Designer Vinyl siding in graphite

Three car front entry garage w/ fully insulated & drywalled walls, 8' tall insulated steel overhead doors & LiftMaster® ultra quiet openers w/ cameras

Therma-Tru® fiberclassic entry door with 6 pane glass & ¼ glass sidelite

Concrete driveway, walkway & patio

Azek® deck with stairs & Westbury® metal railing

Professional landscaping w/ irrigation system, second water meter & gas firepit

Additional exterior changes & extra stone

KITCHEN

Designer kitchen layout w/ cabinets w/ crown molding, under-cabinet lighting & drawer base cabinets

Quartz countertops, tile backsplash, painted island w/ snack bar & Kohler® sink

Walk-in pantry w/ custom shelving

GE® designer kitchen appliance package w/built-in microwave, dishwasher, slide-in gas range, chimney hood, & built-in look French door refrigerator in slate finish

MAIN LEVEL

2' side bump to bath 2 & 3' bump to nook

11' ceiling & transom windows in great room

Heatilator® gas fireplace w/ stacked stone surround & boxed mantel

Office w/ glass swing double doors

Luxury vinyl plank flooring in foyer, kitchen/nook, office, great room, laundry, bath 2, mudroom & hallways

Bath 2 w/ Kohler® commode, window above shower & linen closet w/ custom shelving

Additional windows & select jamb & cased windows

Separate laundry room features GE® washer/dryer, wall cabinets, & utility sink w/ under cabinet storage

Solid core doors & upgraded base & casing

Built in boot bench in mudroom

Linen closet in hall 2

PRIMARY SUITE

Box up ceiling w/ 4 ¼" colonial style crown molding

Large walk-in closet w/ custom shelving

Double bowl vanity

Separate commode room

Large 5'x5' corner walk-in tiled shower to ceiling w/ fixed window, glass swing door & wall-to-wall tile shelf

ADDITIONAL OPTIONS

4' lookout w/ triple sliding windows in the basement

Painted basement floor & plumbing rough in for ¾ bathroom

Custom hardware & Maxim® light fixtures

Personalized Mohawk® LVP flooring & carpeting, Daltile® tile, & Moen® faucets

*This list is not intended to be all inclusive. See our New Home Consultant for details.



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