

The Geneva Estate

MODEL



FOR SALE
\$859,900

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

Model Home

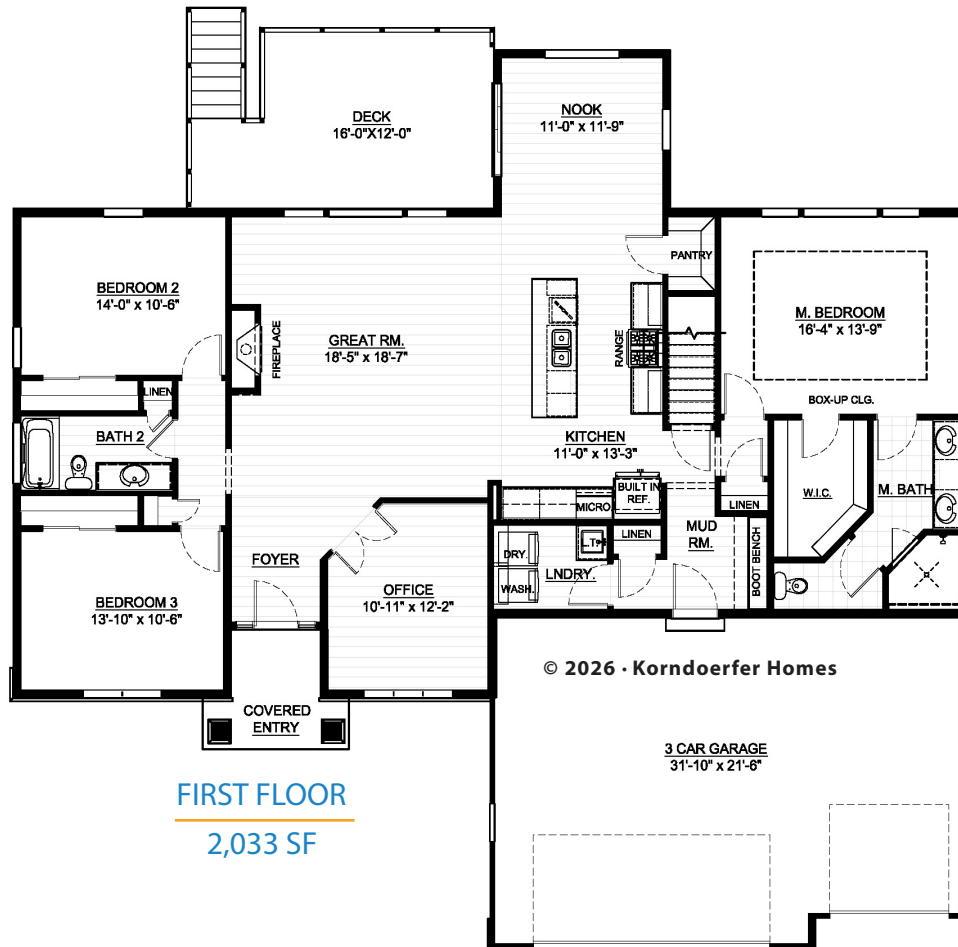
- 3 Bedrooms
- 2 Bathrooms
- 2,033 SF
- 3-Car Garage

Base Plan

- 3 Bedrooms
- 2 Bathrooms
- 1,933 SF
- 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



ASK RYAN!

Online Sales Consultant

262-884-9551

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09/08/26



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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