Buyer Frequently Asked Questions FAQ

Age of Roof - Garage - Outbuildings

✓ Roof	2019			✓ Working Remote		
Garage Roof	2019					
Outbuilding Roof		Heated	Electricity	X Working Remote	Insulated	
Boathouse Roof		Heated	Electricity	Working Remote	Insulated	

Age of Appliances/Mechanicals

Refrigerator			
Freezer			
~~Range~~		Gas	X Electric
Cook Top		gas	
Oven		electric	
✓ Microwave	2022		
Disposal			
✓ Dishwasher	2023		
Washer			
Dryer		Gas	Electric
Furnace		Last Date Serviced?	
Central Air		Air Purifier	
Water Heater			
Water Softener		Rented	Owned
Iron Filter		Rented	Owned
Septic		Last Date Serviced?	Provider? Fred's Sanitary
Fireplace		X Gas	Electric / Wood Burning

Seller Notes

Utilities

X Gas/elec. Oil Propane

Provider WE

Average Monthly Cost $ 600 Yearly $

~~Municipal Water~~/Septic/Sewer Average $ $300 every other year

Garbage pick-up day? Friday - pay extra for pick up at garage

Included in taxes Yes No

Cable Yes No Provider

Internet ✓ Yes No Provider Spectrum

Misc.

Certified Survey Map Provided? ✓ Yes No

Underground Sprinkler System

X Pet Containment System - system installed never used

Collar Included? Yes X No

Property is part of an Association

Monthly or Annual Fee $

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Do you know of any subdivision covenants or restrictions? Yes No

What Improvements have recently been done to the home? (Approximate year and improvements)

What are special features you would like to point out to a buyer?

What do you like most about your home and location?

privacy, woodlands, wildlife

Any personal property you may be selling? (i.e. boat lift, lake related items, furniture)

Waterfront Properties

What is the approximate depth at the end of the pier? _____

What is the lake bottom like in your frontage area?

Sandy Silt Mucky Rocky Soft Firm

Are there weed cutters on your lake? Yes No Do you Rake Weeds? Yes No

Are there any wake restrictions on your lake? Restricted times? _____

Any winter restrictions for your lake? Yes No If Yes, what are they? _____

Public launch site? Yes No Private launch site? Yes No

36 Oakwood Drive

Approximately 4.5 acres, about 1 acre fenced, about 2.75 acres restored native prairie.

Exterior:

Prairie installed 2022 by Midwest Prairies with over 2000 native plantings with a pathway running through it. Full listing of plantings available. Prairie burned in 2026.

Inground pool constructed by Penguin pools 2019, maintained by Brinkman Pools.
18'X39' rectangular 8' deep with vinyl liner. Liner replaced 2023.
300,000 BTU Pentair heater withTriton II sand filter
CoverStar Undertrack auto cover plus winter mesh cover
Pentair Intellicenter automation with mobile access
WaterGuru monitor for chemicals with phone app

Hot Tub installed 2019. Hydrofoil self-clean 670 Platinum with 54 jets

Hardscape patio, outdoor kitchen and landscape done 2020 by Breezy Hill Nursery
Stone island with DCS Fisher & Paykel gas grill and refrigerator. Arbor vitae bushes planted to camouflage pool equipment and 2 varieties of Hydrangeas planted next to Hot Tub. Additional plantings in 2021 included Autumn Blaze Maple, White Pine, Douglas Fir, Crabapple and Ivory Silk Lilac trees along with Smoke bushes, Rose of Sharon, and a variety of perennial flowers.

Fence installed 2019 by Dane County Fence and Deck

New Trex-2 deck installed in 2021 including dry screened in patio with lighting and ceiling fan.

New shingle roof installed 2019 including new flashing, gutters and downspouts by Slate,Tile and Shingle Roofing Inc.

New SmartSiding installed 2023 (excluding garage) by Slate,Tile and Shingles Roofing INc.

Private well and septic system. New water softener installed 2020 by Guthrie and Frey

Driveway resealed 2025

Interior:

Approximately 5,330 square foot home including partially finished basement. 5 bedrooms, 5 bathrooms (3 upstairs, 1 main, 1 lower lever). Huge windows with stunning views of the large wooded property. Very private setting.

Gas fireplaces in Great room and finished basement.

2 furnaces with natural gas forced air heat and A/C. 2 A/C compressors. Boiler for in floor basement heat. HVAC installed and maintained by Grenz Service Co. 2 electrostatic air cleaners, 2 humidifiers, whole house attic fan.

Central Vacuum system

Reverse Osmosis System

3.5 car garage with direct stairway access to basement. EV charger installed 2023.

Second floor remodel 2021 by Bartelt Remodeling

Primary suite updated his and her closets and complete bathroom remodel with deep stand alone tub and electric heated flooring. Additional hall bathroom created with marble shower and electric heated flooring. Other hall bath partially updated. All new cabinetry was custom made by Windom Hill Custom Cabinets using natural birch, maple and red oak wood. All bathrooms have new mirror and light fixtures from BBC lighting.

Kitchen remodel 2024 by Bartelt Remodeling.

New island created with Windom Hill custom cabinetry stained in Black magic stain topped with Gray Velvet Marble countertop. New backsplash and 2 new sinks also installed.

2 refrigerators
2 electric ovens that are also convection
5 burner gas stovetop
dishwasher
microwave
Walk in pantry
1st floor laundry with LG washer and dryer

All bedrooms have black out shades installed by Earth Care 2022

Taxes 2025 $11,120.28

Average gas/electric bill is $600 per month but that includes charging an electric vehicle with 11,000 average miles per year