



704 WATERS EDGE RD. | CALEDONIA, WI

Property Overview

Overview

A Lake Michigan estate set along approximately 264 feet of Lake Michigan shoreline, this thoughtfully expanded and meticulously maintained estate offers a rare combination of timeless architecture, beautifully connected living spaces, and exceptional waterfront living. Expanded in 2002, every principal room was designed to embrace the lake while creating an inviting home for gathering, entertaining, and everyday living.



Distinctive Spaces

THE GRAND FOYER

- Soaring two-story design
- Beautifully updated with marble tile flooring
- Sweeping staircase with updated carpet
- Open views into the home's principal living spaces

THE GATHERING KITCHEN

- Beautifully updated custom kitchen
- Furniture-quality cabinetry
- Quartz countertops
- Oversized center island
- Statement range hood
- Dual ovens and newer appliances
- Marble tile flooring
- Dinette overlooking the grounds and Lake Michigan
- Patio doors with access to the lakeside deck

THE DINING ROOM

- Rich hardwood flooring
- Crown molding and chair rail
- Designer wall covering by House of Hackney
- Spacious setting for entertaining



THE LAKESIDE FAMILY ROOM

- Gas fireplace
- Exposed beamed ceiling
- Custom built-in cabinetry
- Wet bar with beverage cooler
- Rich parquet flooring
- Double French doors to the Gathering Kitchen
- Double French doors to the Grand Living Room
- Double French doors to the Lakeside Conservatory
- Double patio doors opening to the lakeside deck
- Beautiful Lake Michigan views

THE GRAND LIVING ROOM

- Added during the 2002 expansion
- Gas fireplace with gas starter
- Tray ceiling with cove lighting
- Rich hardwood flooring
- Bay window
- Elegant architectural details
- Seamless flow to adjoining living spaces

THE LAKESIDE CONSERVATORY

- Signature architectural feature added during the 2002 expansion
- Gracefully arched windows framing Lake Michigan
- Handcrafted stone walls
- Exposed timber accents
- Skylights
- French door to the Garden Terrace
- Convenient access to the hot tub and lighted sport court

THE HOME MANAGEMENT CENTER

- Spacious first-floor laundry
- Vaulted ceiling with exposed beams
- Extensive custom cabinetry
- Oversized center island
- Built-in planning desk
- Farrow & Ball hand painted wall covering
- Hardwood flooring
- Abundant storage and natural light
- Lake views

THE PRIMARY RETREAT

- Added during the 2002 expansion
- Spacious lake-facing suite
- Gas fireplace
- Tray ceiling with cove lighting
- Large walk-in closet
- Beautiful Lake Michigan views
- Direct access to the Primary bathroom

THE PRIMARY BATHROOM

- Oversized soaking tub
- Spacious tiled walk-in shower
- Dual vanities
- Private water closet
- Beautiful natural light

ADDITIONAL UPPER-LEVEL ACCOMMODATIONS

- Three bedrooms, all with Lake Michigan views
 - Private guest suite with ensuite bath and two walk-in closets
 - Two additional bedrooms





THE LOWER-LEVEL RECREATION SUITE

- Large family gathering space
- Dry bar with seating
- Flexible bonus room currently used as a fitness room
- Newer carpeting
- Newer ceiling
- Six-panel doors
- Abundant storage

GARDEN TERRACE & OUTDOOR LIVING SPACE

- Approximately 275 feet of Lake Michigan frontage
- Expansive deck accessed directly from the Family Room
- Beautifully landscaped grounds
- Private Garden Terrace
- Hot tub
- Lighted sports court; tennis and pickleball
- Fully fenced yard
- Sweeping Lake Michigan views

AT A GLANCE

- Significant 2002 expansion including the Primary Retreat, the Grand Living Room, and the Lakeside Conservatory
- Three full baths and two half baths
- Three-car attached garage
- Zoned heating
- Wheelchair lift from the garden deck to the lower level storage area
- Exceptional custom millwork throughout



THOUGHTFULLY IMPROVED

- Professionally engineered shoreline revetment protecting the Lake Michigan bluff
- Home meticulously maintained and continually improved
- Detailed Capital Improvements and Mechanical Updates available in the List of Improvements document



Property Improvements & Capital Investments

EXTERIOR & SITE IMPROVEMENTS

- Exterior professionally painted (2025)
- New roof (2025)
- Deck professionally stained (2025)
- Epoxy-coated garage floor (2025)
- Driveway professionally seal-coated (2026)
- Partial lakeside stucco board replacement (approximately 2023)
- Flat roof over the primary suite replaced (approximately 2015–2016)

SHORELINE & GROUNDS

- Approximately \$300,000 invested in professionally engineered shoreline revetment (approximately 2020)
- Professionally designed front landscape improvements (approximately 2023)
- Rear landscape renovation, landscape lighting (2025)

KITCHEN RENOVATION

- Beautifully refinished custom cabinetry with designer paint (2023)
- Expansive center island with seating for gathering and entertaining
- Quartz countertops and full-height quartz backsplash
- All kitchen appliances replaced during the 2023 renovation
- Updated designer lighting throughout
- Marble tile flooring extending through the kitchen, entry, back hall, and powder room

RECREATION & LIFESTYLE

- Tennis/Pickleball court professionally repainted (approximately 2019–2020)
- Tennis/Pickleball court professionally cleaned (2026)

HOME SYSTEMS OVERVIEW

- 4 Furnaces
- 4 Air Conditioning Units
- 3 Water Heaters
- 4 Sump Pumps (2 with battery backup)

HOME MANAGEMENT CENTER

- Former office thoughtfully reimaged into a multifunctional home management center
- Custom cabinetry providing abundant storage
- Center island with quartz countertop and additional storage
- Dedicated built-in desk/workstation
- New washer and dryer (2023)
- Utility sink
- Designer lighting
- Designer botanical wallpaper
- Lake Michigan views

INTERIOR ENHANCEMENT

- Main floor powder room remodeled (2022)
- Family room patio doors replaced (approximately 2021–2022)
- Lower level refreshed with new ceiling, carpeting, and six-panel doors (2024)
- Primary suite picture windows replaced (2024)
- Most of the home's interior professionally painted using Farrow & Ball designer finishes
- House of Schumacher window treatments in the kitchen and powder room
- House of Hackney wallpaper in the dining room

MECHANICAL & HOME SYSTEMS

- New high-efficiency furnace (2026)
- New central air conditioning system (2026)
- Additional furnace installed (2018)
- Additional central air conditioning system installed (2018)
- Two water heaters replaced (2024); additional water heater installed (2016)
- Four sump pumps, including two with new battery backup systems (2026)
- New family room gas fireplace insert (2026)
- New living room gas fireplace starter (2026)

704 Waters Edge Road is more than a home, it is a place where memories are made, traditions are celebrated, and every season brings new beauty to one of Wisconsin's most extraordinary waterfront settings.