SILVER LAKE



5531 PETERS DRIVE

WEST BEND, WI 53095

FEATURES

4 BD 2.5 BA 4723 SF

ARCHITECTURAL & DESIGN

- Stunning post-and-beam construction in the main living area. Post and Beam Construction allows for large expanses of glass, open floor plan, vaulted ceilings and few interior load-bearing walls
- Engineered design minimizes structural obstructions, creating expansive, unobstructed lake views throughout the great room and kitchen.
- Dramatic exposed timber framing provides both architectural beauty and structural integrity.
- Elevator chase was incorporated into the original construction, allowing for an easy future elevator installation if desired.

GARAGE & OUTBUILDING

ATTACHED (MAIN) GARAGE

- Oversized 3.75 car garage (34 x 24).
- 8' tall garage doors
- Hydronic in-floor heating w/separate zone dedicated to the garage.
- Interior stairwells (2) provide direct access to the lower level of home & full attic above garage.
- Upper level is fully insulated allowing the space to be finished or furnished as desired.
- Hot and cold water are present.

DETACHED (UPPER) GARAGE

- Spacious 6+ car detached garage (32 x 47).
- 8' tall garage doors
- Fully insulated on both the main and upper levels.
- Existing gas line available, making installation of a mini-split heating/cooling system simple.
- Stairs to a full attic storage space.
- Tubing (pex piping) for future water line and are run under ground to upper garage.
- Modine Heater servicing main level of garage.
- Electric panel is present.

MECHANICAL SYSTEMS & UTILITIES

- Private well
- Property serviced by the Silver Lake Sanitary District sewer system. Current sewer assessment approximately $210 per quarter.
- Commercial-grade heating (hydronic & forced air) and cooling system throughout the home; Professionally serviced every six months by Total Mechanical.
- Hydronic in-floor heating extends throughout the entire residence and attached garage; Includes 11 individual heating zones: 10 zones throughout the home and 1 dedicated garage zone.
- Hot water heater is a combined unit for domestic & hydronic heating throughout home.
- System features 4 A/C zones.
- Two piped natural gas lines are present--one in the attached garage and one at rear patio (connected to grill).
- Forced air furnace (supplemental) and A/C mechanicals for home are located in separate room above attached garage.
- Lower Level bonus room features dedicated temperature and humidity control, making it ideal for a wine room, fitness area, hobby room, or specialty storage.
- Instant hot water feature is present on all faucets.

LAND & EXTERIOR

- Total acreage: 5.32 acres - Property consists of two separate parcels (5.08 acres & .24 acres)
- 89.49 ft linear footage (combined parcels)
- Custom-engineered driveway designed to support semi-truck weight loads.
- Driveway layout allows convenient turnaround for trailers and easy maneuvering/backing of a pontoon into the lower garage.
- Pier features one ladder, steps, bench, kayak/paddle board rack, and flag pole. Designed to be easily installed and removed by one person.
- Exterior stone steps and walkways strategically designed for easy access to Lake and home.
- Custom outdoor lighting along pathway to the Lake.
- Walking trail through wooded area on the south side of the upper 5 acre parcel.

ADDITIONAL SPECIAL FEATURES

- Separate staircase to lower level through garage.
- 2 lower kitchen doors to patio swing open to provide huge opening for parties
- 10' ceilings in lower level to make it feel like home
- Closet shelving units are tall for full use of the wall spaces
- Primary bath has an electrical drawer for hairdryer and curling iron
- Kitchen has all drawers for easy access
- Dual double-trash can pullouts (4 cans)
- Rear deck and stairs are a coated aluminum product designed to prevent overheating. Construction is designed to ensure water will drain away and not through to porch below.
- Two lower level exterior doors are 40" wide for easy access to lake toys.

INCLUSIONS & EXCLUSIONS

INCLUSIONS

- Refrigerators (2)
- Oven/Range (2)
- Dishwashers (2)
- Microwaves (2)
- Disposals (2)
- Washers (2)
- Dryers (2)
- Beverage Coolers in Lower Level (2)
- All Blinds
- Light Fixtures
- 2 TV Mounts (Great Room & LL Family Room)
- Curtains & Rods
- Water Softener (owned)
- Iron Filter (owned)
- Ceiling Fans
- Electric GA Door Openers (2) & Remotes (2 lower, 1 upper)
- 4 Pots & 3 Pans for Induction Cooktop
- TV Mount in Great Room
- Jet Ski Lift
- Shelving Racks in Upper Garage (8)
- Pier with 1 ladder, steps, bench, kayak rack & flag pole
- 3 Cameras - upper garage, house garage and doorbell

EXCLUSIONS

- Seller's Personal Property

The following items are negotiable per Seller:

- Boat Lift (Floe Lift brand)
- Furniture

WRITING AN OFFER?

HERE'S WHAT YOU NEED TO KNOW:

- **PLEASE SUBMIT ALL OFFERS TO: JAIMELUBNEROFFERS@COMPASS.COM**
- Include **Buyer's Pre-approval Letter** or **Proof of Funds** stating an approval amount at or above the purchase price
- Regarding items included and not included in Purchase price, refer to the **Inclusions & Exclusions (Exhibit B)** provided in MLS in your OTP and attach a copy to the offer initialed by the Buyer, modified if needed.
- **Closing date**: Seller's preferred Closing Date is as soon as Buyer is able.
- For any offer with a **Financing Contingency** and no **Appraisal Contingency**, please include proof of funds for the amount of money the Buyer is willing to bring to closing to cover any appraisal gap and buyers intended down payment.
- **Presale Home Inspection Report:** Seller has completed a Presale Home Inspection. Please have Buyers initial cover page of report and submit cover page with any OTP.
- **Include in all offers**: All deadlines and due dates specified in the Offer to Purchase, except for binding acceptance, shall be due by 5:00PM Central Time (CT) on the respective deadline date. If any deadline within this offer falls on a Saturday, Sunday or Federal or State Holiday, the deadline shall be extended through the following business day at 5:00PM CT.