

Feature Sheet

1529 Highland Drive, Lake Geneva, WI 53147

INCLUSIONS

- Oven / Range
- Refrigerator
- Microwave
- Dishwasher
- TV Mounts (see detail below)
- Washer & Dryer (new GE units in July 2026 from Abt Electronics)
- Window Treatments
- Ring Doorbell Camera (hard wired)
- Owned Culligan water softener
- Living Room “Frame” TV (purchased and installed in March 2026 from Abt Electronics)
 - 65” Samsung Pro QLED TV with Samsung Soundbar and Smartroom Sensor
Roku 4K Streaming Unit
Upgraded Distressed Barnwood Frame
5-year transferrable warranty from Abt expiring in March 2031
 - Mounted Insignia 25” TV / DVD Combo in lower level

UPGRADES

- New 50-gallon electric water Bradford White Heater (July 2025) – installed by Peck and Weis
- New LVP flooring in main level and basement (2024)
- New and upgraded doors and woodworking on all levels (2023)
- Fresh painting of main level walls, ceiling, and woodworking (2023 & 2024)
- New basement bathroom – shower stall, vanity, mirrors, and toilet (2024)
- New upper-level carpeting – all bedrooms, hallway, and stairs (2025)
- Freshly painted upper-level bedrooms, bathrooms, railings, and hallways – Mike Walsh Painting & Decorating (2025)
- New ceiling fans throughout all levels (2025)
- New “Closet By Design” closets in all upper-level bedrooms and hallways (2025)
- New programmable Honeywell Smart Thermostat (2023)

NEGOTIABLE ITEMS

- Mounted 75” Sony Bravia TV with JBL Soundbar (lower level) purchased in 2023 from Abt
- Outdoor Patio Dining Table and 6 chairs with Solar LED Umbrella