

1209 E Sweetbriar Ln | Hartland, WI

Bristlecone Pines | Ranch Condo Living on The Legend at Bristlecone

Welcome to a spacious side-by-side ranch condo in the highly desirable **Bristlecone Pines** community. With a light-filled main level, vaulted ceilings, generous room sizes and beautiful views overlooking the **5th hole of The Legend at Bristlecone**, this home offers an exceptional combination of space, scenery and convenient single-level living.

Property Overview

- Side-by-side **ranch condominium**
 - Located in the **Bristlecone Pines Condominium Association**
 - **2 bedrooms + 2 bonus rooms/dens**
 - **3 full bathrooms**
 - Spacious **finished lower level**
 - **2.5-car attached garage**
 - Beautiful golf course setting overlooking the **5th hole**
 - Vaulted ceilings and an abundance of oversized windows throughout the main level
 - Partially open-concept floor plan
 - Hardwood flooring throughout the kitchen, dining area and hallways
 - Abundant natural light and generous storage space / closets throughout
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Main Level

- Spacious **great room** with vaulted ceilings and oversized windows framing the golf course setting
- Beautiful **stone natural fireplace** creates a warm focal point in the great room
- Open flow between the great room, dining area and kitchen
- Large **dining area** with sliding glass doors leading to the large private deck
- Spacious kitchen featuring:
 - Abundant cabinetry and counter space, center island, breakfast bar seating, large **walk-in pantry + 2 pantry cabinets**
- Huge **den/flex room** with large windows - ideal for a home office, sitting room or additional living space
- Convenient **main-floor laundry room** with built in deck

Primary Suite

- Exceptionally spacious primary bedroom with large windows and golf course views
- Large **walk-in closet with built-in closet organization system**
- Private en-suite bathroom featuring:
 - Double vanities, walk-in shower, and jetted soaking tub

Additional Main-Level Bedroom & Bath

- Spacious second bedroom
- Second full bathroom conveniently located on the main level

Finished Lower Level

The finished lower level provides an impressive amount of additional living and entertaining space, including:

- Large **family room with extensive built-in cabinetry and shelving**
- Expansive **recreation/game room** with pool table (included) and multiple entertaining areas
- Second **kitchenette/wet bar area** featuring:
 - Extensive cabinetry, full sized refrigerator, dishwasher, sink, microwave, bar/counter seating, built in wine racks
- Large additional **den/flex room with double closets**
 - Offers excellent potential for a future **3rd bedroom with the addition of an egress window**
- Third full bathroom with shower
- Additional storage space with storage racks and safe

Garage

- **2.5-car attached garage**
 - Epoxy-coated flooring
 - Extensive built-in cabinetry for additional storage and organization
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Additional Features

- Sprinkler system — **2016**
 - Reverse osmosis **water filtration system** (owned)
 - Water softener (owned)
 - Central vacuum system
 - Water heater — **2017**
 - Furnace & central air — age unknown
 - Built-in speaker system
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Bristlecone Pines Association

- Condominium association dues: **\$2,100 paid quarterly**
- Additional HOA dues: **approximately \$850 annually**
- Combined cost averages approximately **\$770/month**
- HOA dues include maintenance/insurance of applicable common HOA elements and access to community amenities such as **tennis courts, playground areas and neighborhood social events, golf cart paths**

The Legend Clubs

One of the most unique aspects of living within Bristlecone Pines is having **The Legend at Bristlecone** right in the neighborhood. The home itself overlooks the 5th hole, creating beautiful open views from the main living spaces and deck.

The Legend Clubs is separate from the condominium/HOA and requires its own private membership. Membership opportunities provide access to multiple Legend club locations and amenities, depending on membership category.

The Legend locations include:

- **The Legend at Bristlecone — Hartland** — the property's home course
- **The Legend at Brandybrook — Genesee/Wales area**
- **The Legend at Merrill Hills — Waukesha**
- **The Legend at Bergamont — Oregon, near Madison**

Members may enjoy access across The Legend properties based on their membership category, including private clubhouses, pools, pickleball and tennis courts, private party rooms, pro shops, dining, and so much more. **Bristlecone also offers a clubhouse with a restaurant and bar, pool and additional club amenities.** Many residents throughout these golf-course neighborhoods use golf carts to conveniently travel around the community and club grounds.

The multi-club concept is especially attractive for golfers and social members: enjoy living directly on the Bristlecone course while having additional club destinations available throughout southeastern Wisconsin and near Madison.

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