

UPDATES & SPECIAL FEATURES

1326 Two Rivers Court, Mukwonago, WI 53149-9546
Two Rivers Subdivision – 2nd Addition

Beautiful **0.969-acre lot** with mature trees and a heavily wooded backdrop creating a peaceful, private setting near the end of a quiet cul-de-sac. **A natural conservancy lies beyond the property and extends toward the Fox River**, providing a beautiful natural setting and additional privacy.

Quality construction, **built in 1999 by J.F.K. Builders, with architecture by Burg Homes & Design, Inc.** Meticulously maintained **5-bedroom, 3.5-bath walk-out ranch** with 2,301 finished sq. ft. on the main level plus approximately 1,800 finished sq. ft. in the lower level, for approximately **4,101 total finished sq. ft.**, plus approximately **500 sq. ft. unfinished storage**.

MAIN LEVEL

Open-concept design with kitchen and dining area flowing into the spacious vaulted great room with gas fireplace and views of the mature trees and natural surroundings.

- **9-foot ceilings throughout**
- Gorgeous refinished **birch hardwood floors** in entry, kitchen, dining area, hallways and three bedrooms
- Pella ProLine windows, many with transoms
- Recessed lighting with dimmers
- Six-panel doors throughout
- Split-bedroom design
- Fourth bedroom currently used as den/office with double glass French doors
- Ceiling fans in all bedrooms
- Convenient drop zone near garage entry
- Main-level laundry with utility sink and storage; washer and dryer included
- Half guest bath with pedestal sink

MAIN KITCHEN & DINING

Updated August 2021 with quartz countertops, white subway-tile backsplash, updated hardware, sink and faucet, under-cabinet lighting and above-cabinet lighting with color-changing options. Large island seats four, with pantry and abundant cabinet and counter space.

- Main-level stainless-steel appliances **new in 2018**, including two built-in ovens and electric cooktop
- Spacious dining area with sliding glass doors to large low-maintenance composite deck for outdoor dining and entertaining with beautiful views of nature and wildlife

MAIN-FLOOR PRIMARY SUITE

Spacious main-level primary bedroom with wooded views and large walk-in closet with pocket door. Private bath **updated in 2025** with heated tile floor, tiled walk-in shower with **double shower heads and waterfall feature**, double-sink vanity and jetted tub.

ADDITIONAL BEDROOMS & SECOND FULL BATH ON MAIN FLOOR

Second bedroom has vaulted ceiling. Second full bathroom between second and third bedrooms with ceramic tile floor and walk-in shower.

FINISHED WALK-OUT LOWER LEVEL

Completed approximately 2011, offering approximately **1,800 finished sq. ft.** of additional living space with excellent potential for **multigenerational, guest or extended-family living.**

- **Full-size second kitchen** with stainless-steel appliances, large dining area and raised snack bar
- **Fifth bedroom**
- **Third full bathroom** with walk-in tiled shower and **two shower heads**
- Ceramic tile flooring
- Built-in speakers/surround sound with tuner included
- Walk-out to large patio (18' x 31') and expansive yard with outdoor firepit
- Spacious family and recreation rooms
- Two large storage areas and double-basin utility sink in utility/storage room
- Ten shelving units and workbench included

EXTERIOR & OUTDOOR FEATURES

- **2014:** Low-maintenance composite deck & railing with an approximately **16' x 28' outdoor-living area** with stairs to the backyard and lower-level patio. **Deck extends with wraparound composite walkway approximately 4' x 40' connecting the deck to the driveway**
- **2017:** Approximately **18' x 31' lower-level walk-out patio** beneath the deck
- **Driveway slab & sidewalk leading to front door mudjacked September 2026 with 1-year warranty**
- Exterior cedar trim repainted approximately **2021**
- Mature trees, wooded backdrop and natural conservancy beyond the property

MECHANICAL & HOME UPDATES

- **2024: Roof**
- **September 2023:** 75-gallon water heater for home
- Hydronic radiant heat throughout the lower level
- Tankless water heater and circulating pump serving the lower-level in-floor heating system
- **1999 Lennox furnace and 1999 Ducane central air conditioner**
- Air-exchange system and Aprilaire whole-home humidifier
- Central vacuum

GARAGE Attached 3-car side-load garage.

HSA HOME WARRANTY Seller is providing the buyer with a one-year HSA Home Warranty valued at \$779.25.

INCLUSIONS:

Main-level electric cooktop and two built-in ovens, lower-level stove, two refrigerators, two dishwashers, two disposals, two microwaves, washer, dryer, window treatments as shown, owned water softener, four TV wall mounts, one garage shelving unit, lower-level workbench and ten lower-level shelving units, central vacuum and accessories. 1 year HSA Home Warranty

EXCLUSIONS: Staging items and four TVs.

Updates provided by Seller; measurements provided by Seller and/or blueprints and are not verified by Broker.