



JJ HAUSMANN
TEAM

Property Updates

N60W26339 Katesbridge Drive
Lisbon, WI

Technology, Infrastructure & Premium Home Features

Electrical

- 400-amp electrical service
- Generator-ready electrical provisions
- Dual whole-home surge protectors
- 240V electrical provision for EV charging

Water Systems

- Private well water system
- Whole-home water softening and filtration system
- High-capacity 64,000-grain metered water softener
- Iron-removal treatment system
- Untreated exterior hose bibs for outdoor use
- Commercial-grade reverse-osmosis system serving 3 ice makers and dedicated drinking-water faucets in the kitchen and primary sitting room
- 2 smart Rheem 80-gallon electric water heaters
- New well pump installed in 2026

HVAC & Indoor Air Quality

- Dual Lennox HVAC systems serving the first and second floors
- Lower-level / basement HVAC zoning provisioned
- Honeywell whole-home Heat Recovery Ventilator (HRV) for controlled fresh-air exchange
- Whole-home dehumidification system
- Whole-home powered humidification system
- MERV 16 whole-home air filtration
- Dedicated thermostatically controlled garage heating system

Construction & Sound Control

- 5/8-inch drywall construction throughout the home
- Extensive ROCKWOOL interior insulation for enhanced comfort and acoustic isolation
- Additional professional in-wall sound-isolation construction in both the primary suite and first-floor secondary primary suite



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Radon Mitigation

- Professionally installed new-construction radon mitigation system
- Upgraded mitigation fan

Structured Wiring, Audio & Smart Home Infrastructure

- Centralized basement AV/network hub with CAT6, speaker wiring, and low-voltage infrastructure home-run to a single equipment location
- Carlon 1-1/4-inch Resi-Gard flexible low-voltage raceway installed throughout the home
- Dedicated pathways for CAT6/network cabling, AV cabling, and future technology upgrades
- 12-AWG speaker wiring throughout the home
- Approximately 50 built-in Klipsch architectural speakers
- 6 Klipsch exterior speakers
- 5 Haiku smart ceiling fans by Big Ass Fans
- 156 Philips Hue smart lights
- 17 wall-mounted Philips Hue controls
- 8 Philips Hue sensors
- 25 motorized Lutron Serena roller shades
- 5 in-wall Lutron Pico wireless controls

Exterior Smart Home & Irrigation

- Philips Hue smart architectural exterior up-lighting and down-lighting
- Dual Rachio smart irrigation systems
- Separate treated-water and untreated well-water irrigation supplies

Garage

- Heated garage with dedicated thermostatic control
- Wall-mounted Chamberlain smart garage door openers
- Side-mounted design eliminates traditional ceiling-mounted opener rails and motors
- Remote smart garage-door monitoring and operation
- Hot and cold treated-water hose connection
- 240V electrical provision for EV charging



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Laundry Room

- New smart washer and dryer, installed in 2025
- Built-in dog wash station with pull-out step
- Commercial-style sprayer
- Philips Hue smart lighting, including undercabinet lighting

Mudroom

- Concealed in-wall dog gate
- Philips Hue smart lighting, including undercabinet lighting

Powder Room

- Wall-hung / floating toilet
- Philips Hue smart lighting, including undercabinet and behind-mirror accent lighting
- Klipsch architectural speaker

Kitchen

- Premium GE Monogram appliance package
- 36-inch built-in all-refrigerator
- 36-inch built-in all-freezer
- 48-inch GE Monogram dual-fuel professional range with 4 burners, integrated grill, and integrated griddle
- 48-inch professional 940 CFM ventilation hood
- Stainless-steel drawer microwave
- Fully integrated GE Monogram dishwasher rated at 39 dB
- Built-in 15-inch ice maker
- Undercounter glass-door GE Monogram wine reserve
- Dedicated reverse-osmosis drinking-water faucet
- Philips Hue smart lighting, including undercabinet and cabinet accent lighting
- 4 Klipsch architectural speakers
- 7 motorized Lutron Serena roller shades



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Great Room

- Custom 5.2.4 Dolby Atmos Klipsch architectural audio system
 - 3 front channels
 - 2 surround channels
 - 4 in-ceiling Atmos channels
 - 2 subwoofers
- 9 motorized Lutron Serena roller shades
- Philips Hue smart lighting, including tray-ceiling accent lighting
- Carlon Resi-Gard pathway from the centralized basement AV/network hub to the television location
- Heat & Glo PRIMO60 natural-gas linear fireplace with:
 - Multicolor LED lighting
 - Black-glass interior
 - Crystal-glass media
 - "The Dunes" log set
 - Summer Kit for year-round operation
- Haiku smart ceiling fan by Big Ass Fans

Foyer

- Custom 5-foot-wide x 8-foot-tall Sapele mahogany pivot entry door
- 6-foot brushed stainless-steel pull hardware
- Dual frosted-glass sidelights
- Oversized frosted-glass transom
- Overall entry assembly approximately 9 feet wide x 10.5 feet tall
- Philips Hue smart lighting, including tray-ceiling accent lighting

Custom Staircase

- Custom freestanding Sapele staircase
- 3-3/4-inch-thick Sapele stair treads
- Architectural open-riser construction
- Custom Sapele handrails, stringers, and newel posts
- 5/8-inch stainless-steel horizontal railing
- Coordinated second-floor balcony railing



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Dining Room

- Philips Hue smart lighting

First-Floor Secondary Primary Suite Bedroom

- 3 motorized Lutron Serena roller shades
- 4 Klipsch architectural speakers
- Philips Hue smart lighting
- Carlon Resi-Gard pathway to television location
- Haiku smart ceiling fan by Big Ass Fans
- Additional professional in-wall acoustic isolation construction

Bathroom

- 3 motorized Lutron Serena roller shades
- Philips Hue smart lighting, including undercabinet and behind-mirror accent lighting
- Towel Warmer
- Fully enclosed glass shower
- Signature Hardware thermostatic multi-function shower system with:
 - Rain showerhead
 - Wall-mounted showerhead
 - Body sprays
 - Handheld shower

Upstairs Bathroom

- Philips Hue smart lighting, including undercabinet and behind-mirror accent lighting
- Fully enclosed glass shower
- Signature Hardware thermostatic multi-function shower system with:
 - Rain showerhead
 - Wall-mounted showerhead
 - Body sprays
 - Handheld shower
- Klipsch architectural speaker



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Primary Suite

Primary Bedroom

- 4 Klipsch architectural speakers
- Philips Hue smart lighting, including tray-ceiling accent lighting
- Haiku smart ceiling fan by Big Ass Fans
- Additional professional in-wall acoustic isolation construction

Primary Sitting Room / Wet Bar

- Custom 5.1.4 Dolby Atmos Klipsch architectural audio system
 - 3 front channels
 - 2 surround channels
 - 4 in-ceiling Atmos channels
 - 1 subwoofer
- 3 motorized Lutron Serena roller shades
- Philips Hue smart lighting
- Built-in wet bar
- GE Monogram undercounter bar refrigerator with integrated ice maker
- Concealed pull-out minibar
- Sink with dedicated reverse-osmosis drinking-water faucet
- Carlon Resi-Gard pathway to television location

Primary Bathroom

- Jacuzzi Fuzion 71.75-inch Salon Spa bathtub
 - Drop-in / undermount installation
 - Illumatherapy lighting
 - Whisper Technology
 - Integrated heater
 - Center drain
 - LCD controls
- Fully enclosed glass shower
- Dual-user shower configuration with 2 independently usable shower systems
- Moen Smart Shower digital system controlling one shower station
- Separate Signature Hardware thermostatic shower system for the second shower station
- Shower features include:
 - 24-inch rain head
 - Wall-mounted showerhead
 - Body sprays
 - Handheld shower



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Primary Bathroom (con't)

- Philips Hue smart lighting, including behind-mirror accent lighting
- Private water closet with tinted-glass door
- Towel Warmer

Bedroom 1

- 4 Klipsch architectural speakers
- Philips Hue smart lighting
- Carlon Resi-Gard pathway to television location
- Haiku smart ceiling fan by Big Ass Fans

Bedroom 2

- 4 Klipsch architectural speakers
- Philips Hue smart lighting, including tray-ceiling accent lighting
- Carlon Resi-Gard pathway to television location
- Haiku smart ceiling fan by Big Ass Fans

Basement

- Unfinished lower level with significant future finishing potential
- Plumbing rough-ins in place for a future sink
- Plumbing rough-ins in place for a future full bathroom
- HVAC zoning provisioned for future basement conditioning

Driveway

- In-Ground Basketball Net