

“A Family Tradition of Excellence in Real Estate since 1982”

Gallagher Lake Country Real Estate
Features & Things to Know

34604 Sunset Dr, Oconomowoc

Primary Property Attributes ~

Year Built: 2008

Square Footage: 4,568

Acreage/Lot Size: 3.53 acres

Garage: 3.5-car attached, 2-boat auxiliary garage

Taxes: \$14,255 – 2025, including garbage pickup

Heating Fuel: Gas

H/C Type: (2) forced-air furnaces; central A/C; NIT Trinity Boiler serving the finished areas of the lower-level

Heated Floors: Primary bathroom and finished lower-level spaces

Water & Waste: Private well and septic system

Kitchen Appliances: Wolf M-Series wall oven, Wolf 24” convection microwave, 36” Dacor 6-burner dual fuel range with a Ventahood, Dacor warming drawer, Asko dishwasher, GE Monogram built-in refrigerator only, stand-alone freezer in adjoining mudroom **See inclusions list for full list of included appliances*

Water Treatment: Water softener - owned; iron filter - rented; reverse osmosis; instant hot water in the powder room

Fireplace: (1) Gas

Roof: 50-year dimensional tri-laminate asphalt shingles with copper flashings - 2008

Lake: Waterville Lake, 190’ of frontage, 8’ deep at the end of the pier; 76-acre lake allowing motorized watercraft and known for excellent fishing

HOA Dues: \$2000 annually - \$1,250 for operations/maintenance (weeding/owners’ boat launch) and \$750 toward the sinking fund for future dredging or major capital improvements

Average Utility Cost

Gas/Electric: \$588 per month

Internet: Spectrum

Irrigation System: No

Seller Updates:

2026: Security system including electronic doorbell

2024 & 2025: Boiler pumps installed

2024: Daikin AC with 12-year warranty

2024: Water heater with 6-year warranty

2020: Daikin furnace with 12-year warranty

Preferred Closing: Early November