SELLER HOME FEATURES & UPDATES

12427 N Golf Dr | Mequon, WI

ROOF & EXTERIOR UPDATES

- **2026** – New roof
- **2026** – New gutters

MECHANICALS & UTILITIES

- **2017** – Furnace
- **2007** – Central air conditioning
- **2026** – New water heater

BASEMENT & STRUCTURAL IMPROVEMENTS

- Support beams and drain tile system installed prior to the seller's ownership.
- **Transferable warranty** available for previously completed work.
- Full basement provides abundant storage and additional possibilities for future use.

ADDITIONAL HOME FEATURES

- **Great Room** – Soaring ceilings, beautiful exposed wood beams, and a cozy gas fireplace create a warm and inviting gathering space.
- **Hardwood Flooring** – Beautiful hardwood floors enhance the home's timeless appeal.
- **Den/Office** – French doors and built-in cabinetry offer a dedicated space for working from home or relaxing.
- **Eat-In Kitchen** – Granite countertops, abundant cabinetry, and a spacious dining area.
- **Three-Season Room** – Enjoy peaceful views of the private, wooded backyard.
- **Main-Level Primary Suite** – Generous walk-in closet, additional closet, and updated private bathroom.
- **Upper Level** – Two spacious bedrooms, a full bathroom, and a versatile loft ideal for a home office, reading nook, or additional living space.
- **Unfinished Attic Space** – Offers exceptional storage and exciting possibilities for future use, subject to applicable approvals.
- **Full Basement** – Expansive unfinished space offering additional storage and flexibility.

LOCATION & COMMUNITY HIGHLIGHTS

- Located in the desirable **Woodlands of Ville du Parc** community.
- Beautiful wooded surroundings offer privacy and a peaceful setting.
- Conveniently located near the **River Club of Mequon** and **nines American Bistro**.
- Minutes from **Rotary Park**, shopping, dining, and recreational opportunities.
- Desirable Mequon location with convenient access to surrounding communities.

THE BLEND GROUP
Coldwell Banker Realty

Information provided by the seller and believed to be accurate. Buyers are encouraged to independently verify all information deemed important, including the age and condition of mechanical systems, property improvements, and the terms and transferability of any warranties.