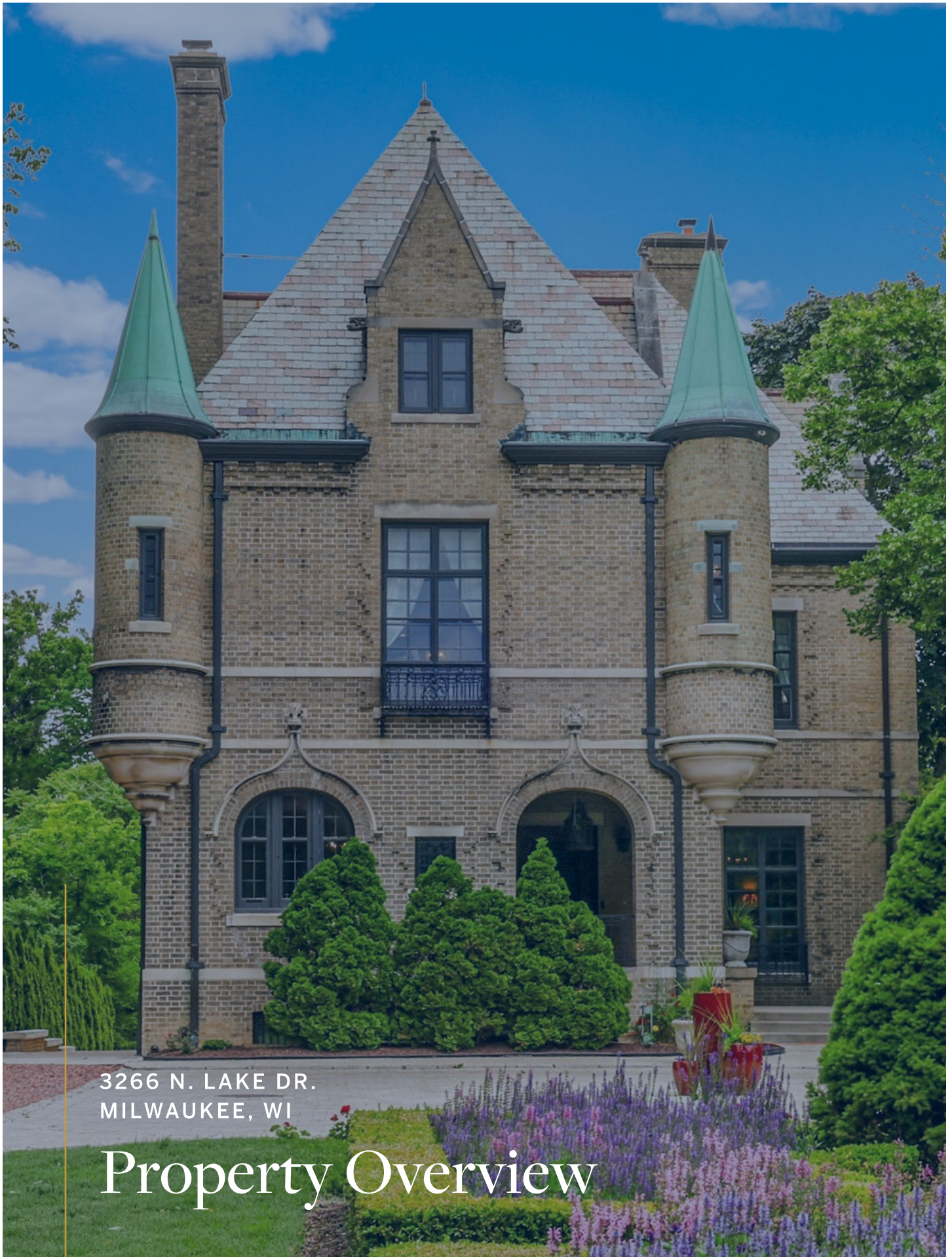




3266 N. LAKE DR.
MILWAUKEE, WI

Property Overview

OVERVIEW

Known as the Robertson House, the original owners Orrin and Harriet (Holton) Robertson, commissioned architect Alexander Eschweiler to model their new mansion on the shores of Lake Michigan after the Chateau Azay-le-Rideau. Eschweiler's design included the trademark cone-topped towers, or turrets, on the corners of the residence, reminiscent of classic castles. The masterpiece also includes dual stringcourses separating the first and second stories, and the tall, narrow dormers punctuating the steeply pitched roof.

Sitting on 1.3 acres of pristine, professionally landscaped grounds overlooking Lake Michigan. A short commute to Downtown Milwaukee, the Historic Third Ward, the Calatrava Art Museum, and world-famous Milwaukee festivals. Take a leisurely drive along the scenic Lake Drive north to experience all the great lake shore communities.

There are three levels of expansive living spaces including:

- Main Floor
 - Kitchen with Butler's Pantry
 - Formal Living Room
 - Cathedral Room
 - Dining Room
 - Office
- Second Floor
 - Primary bedroom with ensuite and dressing room
 - Second and Third bedrooms share a Jack and Jill bathroom
 - Fourth bedroom with ensuite
 - Laundry Room
- Third Floor
 - Fifth bedroom with ensuite
 - Sixth and Seventh bedroom
 - Bonus room
- Fourth Floor
 - Expandable attic space

IMPROVEMENTS

EXTERIOR

- 5.5 car parking
 - New 2.5 car garage (approximately 50'x20')
 - 18" thick walls
 - Fully permitted
 - Gas unit in garage for heat
 - Prior three car garage under the coach house

- New expansive patio above the new garage
 - Heated concrete
 - Limestone columns
 - Handmade iron railings
 - Concrete slopes to drain away from the house
- Circular driveway for ease of coming and going
- Gorgeous built-in firepit and stone fire oven
- Pristine grounds overlooking Lake Michigan
- French drain in back yard drains out into Lake Michigan
- All windows repaired and operational
- Roof repairs and maintenance

INTERIOR

- Venetian painting on walls throughout the main floor recently repaired by a specialty painter from Sicily
- Four fireplaces
 - Three wood burning have new liners
 - One gas fireplace in the cathedral room
- Hardwood flooring throughout has been re-sanded and waxed

MECHANICALS

- One boiler for the residence except the cathedral room has a separate furnace
- One air conditioning unit on the roof

INCLUSIONS

- Confidante sofa (professionally cleaned)
- Gas grill on patio
- Cabinet in the west bedroom
- Kitchen appliances
 - Oven/range
 - Refrigerator
 - Microwave
 - Disposal
 - Beverage refrigerator
 - Dishwasher
 - Washer
 - Dryer