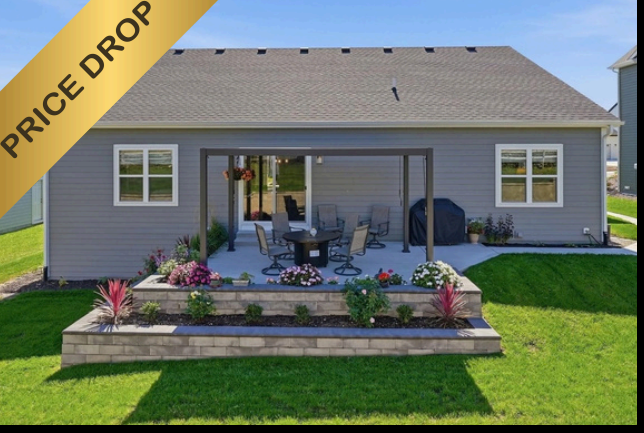




$657,900

N67W25502 VAIL LN SUSSEX, WI 53089

FEATURES

- Built in 2025 with a Split-Ranch Layout
- Flex Room/Home Office
- Low maintenance fiber cement siding & trim
- Dimensional fiberglass shingles
- High efficiency HVAC
- Low maintenance single-hung vinyl windows
- 50 gallon water heater
- LL has rough-in for future bath & egress window for possible future 4th bedroom
- LVP floors in main areas & tile floors in baths

VISTA RUN & AREA ATTRACTIONS

- Vista Run features -2 outdoor swimming pools & pool houses, walking trails, playgrounds & Village Park
- HOA Fees - only $500/year
- Sussex offers top-rated schools, & are close by.
- Walking distance to shopping & restaurants in town. Vista Run gets its name (and all the street themed names) since it's directly across from Ausblick Ski Club. So you can enjoy the snowy slopes in the winter or pick from at least 5 public golf courses within a quick 5-to-15-minute drive of the Vista Run subdivision, making it an incredible area for golfers! So much to offer!

UPDATES - Many Upgrades Added!

- Fully insulated & drywalled the garage
- Had epoxy floor installed in entire garage
- Added 14 x 16 Patio with 2-tiered retaining wall, sidewalk from driveway along the side of the garage to back patio, & installed large gorgeous pergola that features manually retractable shades on 2 sides and manually open/close louvers to keep area below dry or completely shaded
- Added additional kitchen cabinets, countertop, crown & roll out shelves, extending the kitchen into dinette with glass upper cabinets with LED lighting
- Added tile backsplash & under cabinet LED lighting
- Added Water Softener (rented w/Culligan, $47.25/mo)
- Added all appliances (included in sale)
- Updated kitchen sink with touchless faucet
- Added Laundry Room tub and cabinet
- Custom Built-in desk & bench w/hooks in Mudroom
- Customized closet system in Primary Bedroom
- Added shiplap feature wall to Primary Bath
- Had the house interior painted throughout
- Added custom window treatments (included in sale)
- Added front Storm Door with screen
- Buried Downspouts with pop-ups
- Established lawn & fully landscaped throughout

ITEMS FOR SALE use a Bill of Sale

- Dinette Table Set, Primary Bed, Guest Bed Set, Wine Cabinet - ***make offer***
- Garage Workbench w/drawers & Both Red/Black Cabinets - **$1,900 firm**
- 24" electric start Snow Blower - **$1,460**

INCLUSIONS

- Oven/Range (Induction Cooktop), Microwave, Refrigerator, Dishwasher, Garbage Disposal, Washer (washer's base is a pull-out 2nd washer), Dryer, EDO w/Wifi, Ring Doorbell, Garage Peg Boards & Custom Window Treatments.
- The Water Softener is rented & can be included if buyer wants. It is rented from Culligan at $47.50/month.

SUBMITTING OFFERS

Buyer credit to help buy down interest rate is negotiable & subject to other offer terms. Allow 24 hr Binding. **All offers must include pre-approval letter or proof of funds** & include that Listing agent is related to the sellers. Sellers are relocating out-of-state but are flexible with closing. 2026 will be the 1st tax bill with the home (Sussex tax bills due to be mailed out 11/1 - 12/21). Earnest Money to be held by Listing Firm & must be paid through Payload. **Seller's title services: Stewart Title**.

Julie Heidtke, Coldwell Banker Realty Broker/REALTOR® **262-677-8880** jhrealtypros@gmail.com