

1886 GENEVA BAY DRIVE

LAKE GENEVA, WISCONSIN



CUSTOM-BUILT IN 2022 BY SCHUBAT BUILDERS

Designed as a long-term family home with premium materials, thoughtful infrastructure, extensive custom millwork, and exceptional indoor-outdoor living.

RESIDENCE

ARCHITECTURE & INTERIOR CRAFTSMANSHIP

- 10-foot ceilings on the main and second floors, with 9-foot ceilings in the lower level.
- Custom 8-foot solid Shaker-style doors throughout the main and second floors.
- Extensive custom woodworking throughout the home, including detailed bedroom ceilings, multiple cantilevered window seats, and heavily trimmed architectural features.
- Custom cabinetry throughout by Lakeside Custom Cabinetry.
- Hand-hewn decorative shelving on the main floor by Heritage Beam & Board.

KITCHEN & EVERYDAY LIVING

- Expansive open kitchen with Cambria quartz surfaces and counter-depth refrigeration.
- Custom zinc range hood suspended over a 48-inch Italian ILVE range.
- Zoned Sonos amplified audio throughout the home, including outdoor speakers in the backyard.
- Addie Water filtration system for high-quality drinking water.

EXTERIOR MATERIALS & INFRASTRUCTURE

- Authentic Wisconsin split fieldstone and genuine cedar shake siding.
- Extra-heavy/thick cedar shake roof by CRC - Cedar Roofing Company.
- Upgraded rounded gutters with downspouts routed underground through 6-inch PVC drainage.
- Spray-foamed foundation walls for enhanced insulation and efficiency.
- Generac generator installed on a stamped-concrete pad.

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DETAILS THAT ELEVATE EVERYDAY LIVING

GROUNDS

OUTDOOR LIVING, LANDSCAPING & LIGHTING

- Stamped-concrete patios, walkways, and porch by Creative Concrete.
- Custom arched stamped-concrete bridge reinforced with internal steel girders, with PVC conduit below for future electrical provisions.
- Hunter irrigation system serving the front yard, rear yard, and even the lawn beyond the creek.
- Fenced-in backyard thoughtfully designed to preserve open views from the home while providing a defined and functional outdoor space.
- Professionally designed landscape lighting by Twilight Solutions, illuminating walkways and mature rear-yard trees.
- All exterior lanterns and lighting are controlled by Lutron dimmers and astronomical timers.
- Authentic Bevolo copper gas lanterns at the front entry and rear bridge.
- Natural gas line plumbed to the backyard firepit area.
- LED evening stairway lighting.

GARAGE, DRIVEWAY & PARKING

- Heated, epoxy-finished two-car garage with floor drain and generous dimensions capable of accommodating today's largest SUVs, including long-wheelbase Suburbans.
- High-end insulated Clopay garage door with upgraded R-value.
- Garage pre-wired for an electric-vehicle charger.
- White Rabbit garage slatwall system for flexible organization and storage.
- Circular driveway provides exceptional guest parking, accommodating approximately 12 vehicles when parked efficiently.
- Merit Asphalt installed the first pavement lift in 2022 and returned for the second lift in spring 2023, allowing the initial base to settle properly before final paving.

"A rare combination: walk-to-the-lake convenience, association access, and a truly private backyard."

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LAKE LIVING, WITHOUT GIVING UP PRIVACY

LAKE ACCESS

GENEVA BAY ESTATES

Geneva Bay Estates is a quiet lakeside association on the edge of Lake Geneva. Often confused with the neighboring Manor, Geneva Bay Estates offers larger lot sizes, abundant green space, and a private association pier that is frequently peaceful even on summer weekends. Many association homeowners have their own lakefront or separately deeded pier, which helps keep association-pier demand comparatively low. According to the current owners, there are presently only two parties on the boat-slip waitlist, compared with substantially longer waits reported in some other lakeside associations.

The setting at 1886 Geneva Bay Drive is especially distinctive: the lake, association pier, lakefront park, and Geneva Lake Shore Path are approximately a one-minute walk away, yet the home returns to a remarkably private backyard. The deep front porch also creates a shaded, secluded place to relax behind the porch railing - giving the property multiple private outdoor spaces while remaining steps from the lake.

Designed for both seasonal and year-round living, the home is equally enjoyable as a summer residence or throughout the winter months - a meaningful distinction from many lake-access properties that are less ideally suited to four-season use.

SETTING

A DISTINCTIVE LAKE GENEVA LOCATION

HISTORIC SNAKE ROAD The drive home follows one of the area’s most photographed routes and a designated Wisconsin Rustic Road, especially striking during fall color season.	WALK TO DOWNTOWN Downtown Lake Geneva restaurants, shops, and activity are approximately a 15-minute walk away. Walking the lake path to dinner with family and friends is a favorite part of living here.
NORTH SIDE OF GENEVA LAKE A setting among the lake’s historic north-shore neighborhoods, with convenient access to Lake Geneva and the surrounding communities.	WEST OF DOWNTOWN The location allows convenient travel toward Williams Bay and Fontana without needing to drive through busy downtown Lake Geneva.

DESIGN PHILOSOPHY

BUILT FOR THE WAY A FAMILY ACTUALLY LIVES

Unlike a speculative build designed primarily around resale economics, this home was conceived as a long-term residence. The owners invested in the details that are easy to overlook on a showing but meaningful every day: upgraded roofing and drainage, insulation, lighting controls, audio, irrigation, generator backup, garage functionality, custom millwork, premium cabinetry, and durable outdoor improvements.

The result is a home that pairs Lake Geneva character with modern construction, thoughtful systems, exceptional entertaining capacity, and a location that makes it easy to enjoy both the lake and a private retreat at home.

PROPERTY INFORMATION Information is based on owner records and recollection and is intended as a property-features overview. Buyers and agents should independently verify dimensions, systems, association details, waitlists, and other material information.