

Property Feature Sheet & Capital Improvements Guide

Property Address: W228N7937 Timberland Dr, Sussex, WI 53089

Subdivision / Lot: Woodland Trails, Lot 50 (Hamilton School District)

Builder / Model: Harbor Homes — *Helmwood Plan* (Country Cottage Elevation)

Orientation: **Desirable East-Facing Front Entry** (abundant morning daylight at the front foyer/flex office; shaded afternoon/evening comfort across the rear patio)

Finished Livable Area: 2,336 Sq Ft (First Floor: 1,248 Sq Ft | Second Floor: 1,088 Sq Ft)

Lot Size: ~0.41 Acres (17,860 Sq Ft)

Basement / Garage: 1,148 Sq Ft Unfinished Lower Level | 679 Sq Ft Extended 2.5–3 Car Garage

Architectural & Structural Highlights (Harbor Homes Build)

- **Desirable East-Facing Lot Orientation:** Ideal sun exposure providing bright morning light to the front entry and flex office, paired with shaded, cool afternoon and evening outdoor living on the rear patio.
- **Open-Concept Living with 9-Foot Ceilings:** Upgraded 9-foot main-floor ceiling height creating an expansive, airy layout connecting the Great Room, Dinette, and Kitchen.
- **Dedicated First-Floor Flex Room:** Upgraded from standard builder carpet to continuous Luxury Vinyl Plank (LVP) flooring—ideal for an executive home office, playroom, or formal sitting room.
- **Structured Network & AV Cable Chase Package:** Dedicated Cat5 Ethernet data drops and TV coaxial connections pre-wired directly to the First-Floor Flex Room, Primary Bedroom, and Great Room/Living Room entertainment hub. Equipped with integrated in-wall cable conduit (smurf tube / cable pass-through chase) allowing all TV power, HDMI, and audio wiring to be routed invisibly through the wall with zero hanging wires.
- **Exterior Soffit / Eave Holiday Lighting Outlets:** Pre-installed exterior GFCI electrical receptacles built directly into the upper roof eaves/soffits, interior wall-switch controlled for seamless, clean seasonal holiday lighting without dangling extension cords or open window lines.
- **Gas Fireplace Focal Point:** Raised-box half-stone masonry surround with an architectural mantel in the Great Room.
- **Enhanced Daylight & Window Package:** Upgraded large window configurations across both levels for abundant natural lighting.
- **Primary En-Suite Tile Upgrade:** Custom ceramic tile flooring, dual-basin vanity, and a walk-in shower enhanced with an integrated 20" × 12" tiled wall niche.
- **Plumbing Fixture Upgrades:** Upgraded elongated commodes installed across **all three bathrooms** (powder room, upstairs hall bath, and primary en-suite).
- **Walk-In Closets in Every Bedroom:** Rare architectural layout featuring dedicated walk-in closets

(W.I.C.) in **all four upstairs bedrooms**, plus an additional walk-in storage closet in the main-level laundry room.

- **Oversized 679 Sq Ft Garage:** Extra-deep 2.5 to 3-car footprint (679 sq ft vs. standard ~400–440 sq ft builder specs) with an insulated overhead garage door.
- **Future Lower-Level Equity & Plumbing:** 1,148 sq ft basement with deep egress window, a **full 3-piece underground bathroom plumbing rough-in** (ready for vanity, toilet, and tub/shower without breaking concrete), and a dedicated secondary water line rough-in for a future wet bar or secondary refrigerator.

Post-Closing Turnkey Enhancements & Custom Additions (\$40k+ Value)

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- **Custom Laundry Suite by Nonn's:** Professional stone/quartz waterfall folding countertop spanning front-loading appliances, dedicated undermount utility sink cabinet, and matte black gooseneck faucet.
- **Solid Wood Closet Systems (Closets by Design):** Custom wood-style organizational systems installed in both the primary walk-in closet and kitchen walk-in pantry, completely replacing builder wire shelving.
- **Premium Kitchen & Laundry Appliances:**
 - Bosch 800 Series whisper-quiet dishwasher.
 - LG smart gas range paired with high-performance Zephyr kitchen ventilation.
 - Samsung French-door refrigerator.
 - LG front-loading washer and high-efficiency **electric dryer** set.
- **Smart Climate Control:** Flagship **Google Nest Learning Thermostat (4th Gen)** featuring the domed borderless glass display, auto-scheduling intelligence, and Matter smart home compatibility.
- **Full-Home Custom Window Treatments:** Designer transitional dual-sheer Zebra shades throughout, featuring integrated **motorized remote-control operation** on the main living room picture windows.
- **Custom Delta Matte Black Dual Shower System:** Upgraded post-closing with a premium Delta matte black dual showerhead featuring an integrated magnetic docking hand shower wand and extra-long flexible hose in the primary en-suite, replacing standard builder chrome hardware in the master/primary bath.
- **Upgraded Electrical & Lighting Control:** Designer rocker switches installed throughout the entire home, including integrated smart switch automation on primary circuits.
- **Finished Workshop & Storage Garage:** High-durability epoxy floor coating across the entire 679 sq ft slab, paired with insulated and drywalled perimeter walls.
- **Designer Kitchen Backsplash:** Custom tile backsplash installed between countertops and upper cabinetry.
- **Outdoor Living & Established Grounds:**
 - **Extended Concrete Patio:** Custom rear concrete patio poured post-closing, providing an expansive outdoor entertainment and dining space.
 - **Full Established Lawn:** Fully established, mature turf saving the buyer 1–2 seasons of builder mud, erosion control, and hydroseeding expenses.
 - **Fenced Raised Garden Beds:** Built-in garden beds complete with dedicated protective pest

fencing.

Comprehensive Comparison Matrix: Base Spec Build vs. This Turnkey Home

Feature / Upgrade	Standard Builder Base Spec	W228N7937 Timberland Dr
Home Orientation	Standard lot assignment	East-facing front entry (optimal sun path)
Lot Size	Standard 0.25–0.30 acre	~0.41 Acre Lot (Woodland Trails Lot 50)
First Floor Ceilings	Standard 8-foot	Upgraded 9-foot ceilings
Flex Room Flooring	Standard carpet	Upgraded continuous LVP flooring
Network & TV Wiring	Bare drywall / minimal phone line	Cat5 + TV coaxial to Flex, Master & Living + in-wall wire concealment conduit
Exterior Holiday Lighting	Standard ground outlets only	Pre-installed switched roof soffit/eave outlets for holiday lights
Primary Shower Fixtures	Standard chrome single showerhead	Custom Delta matte black dual showerhead with magnetic hand wand

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Pantry & Master Closets	Builder wire shelving	Closets by Design custom solid wood systems
Laundry Room	Bare hookups & basic floor	Nonn's quartz folding counter, cabinetry & deep sink
Kitchen Appliances	None / Base builder package	Bosch 800 dishwasher, LG gas range, Zephyr hood, Samsung fridge
Laundry Appliances	None included	LG front-load washer & high-efficiency electric dryer
Climate Control	Standard basic thermostat	Google Nest Learning Thermostat (4th Gen)
Window Coverings	None (Bare glass)	Custom Zebra shades throughout + Living Room Motorization
Electrical & Switches	Standard toggle switches	Designer rocker switches + integrated smart switches
Supplemental Plumbing	Standard kitchen line only	Dedicated rough-in for wet bar / secondary fridge water line
Bathroom Commodes	Standard round builder toilets	Upgraded elongated commodes across all 3 baths

Feature / Upgrade	Standard Builder Base Spec	W228N7937 Timberland Dr
Basement Plumbing	Bare concrete floor	Full bathroom underground rough-in (sink, toilet, tub/shower)
Garage Finish	Unfinished concrete & bare studs	Full epoxy coating, insulated & drywalled walls (679 sq ft)
Rear Patio	Standard builder stoop / dirt	Custom-poured extended rear concrete patio
Lawn & Landscaping	Rough grading & mud	Fully established lawn & fenced raised garden beds
Smart Security Suite**	Standard builder deadbolt	Full Eufy Security Suite (Smart Lock, Cameras, HomeBase) included with offers >\$675k

A complete, move-in-ready home featuring tens of thousands of dollars in post-closing capital investments—eliminating out-of-pocket expenses, labor coordination, and contractor lead times for the incoming owner.

Special Buyer Negotiation Incentive (Offers Above \$675,000+)

For competitive offers landing above \$675,000, seller will convey the complete, integrated **Eufy Smart Security Ecosystem**: including Eufy smart front door keyless deadbolt, perimeter exterior security cameras, and local centralized Eufy HomeBase storage unit (zero monthly subscription fees).