

3609 WATERBURY LANE

Upper Level Layout

Primary Bedroom / Primary Suite

- Spacious primary suite with the option to enclose the staircase for additional privacy. Please contact the listing agent to discuss.
- Staircase is equipped with an electric chair lift, providing additional accessibility.
- Gorgeous private deck overlooking Mallard Lake and the pool.
- Two walk-in closets.
- Beautiful skylights provide abundant natural light.
- Large en suite primary bathroom

Upper-Level Laundry

- Convenient upper-level laundry room with an attached half bath
- Bedroom 2 / Upper Family or Rec Room
- The largest west-facing upstairs bedroom, located above the garage.
- Currently set up as an upper family/rec room, but offers several possibilities for future use.
- Separate staircase provides access to this portion of the home.
- Two rooms below this space are included in the home's zoned heating and cooling system.
- The lower area also has separate garage access directly northwest of the five-car garage.
- A window in the lower area could potentially be converted to an exterior entrance.
- This entire wing offers excellent potential for a private suite, in-law quarters, college-age child, guest quarters, or other flexible living arrangement.
- The lower space could potentially accommodate a kitchenette, bedroom, bathroom, or additional living space.
- Currently provides excellent storage and separate-access possibilities.



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Upper Level Layout

Bedroom 3

- North upper bedroom.

Bedroom 4

- South upper bedroom.

2nd Full Upstairs bathroom

- Full bathroom serving Bedrooms 2-4

2 Bonus room

- There are 2 other spaces that could provide room for reading nook, guest bedroom, gaming area, toy room, homework office, closet, etc



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Main Level Layout

Library

- Beautiful wood-adorned library that flows into the living room.

Living Room

- One-of-a-kind living space centered around a gorgeous fieldstone fireplace.
- Unique woodwork and ceiling details.
- Door leads directly to the porch overlooking Mallard Lake.

Bedroom 5 / Main-Level Guest Room

- French doors with blinds open to a cozy first-floor guest bedroom.
- Convenient access to a full first-floor bathroom.
- Provides an excellent option for guests or anyone wanting a bedroom without needing to use the stairs.

Primary Suite Staircase

- Unique staircase leading to the upper primary suite.
- Beautiful stained-glass window at the landing.
- Equipped with an electric chair lift for additional accessibility.

Formal Entry

- Formal entry from the northeast porch.
- Dramatic woodwork and an entry closet.

Main-Level Bathrooms

- Full bathroom conveniently located near the first-floor guest bedroom.



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Main Level Layout

Back Foyer

- Back foyer from the garage with abundant closet space.
- Wraps around toward the formal entryway.

Third Entrance / Wraparound Porch

- Third entrance located just south of the formal foyer at the beginning of the massive wraparound porch.
- Provides access to:
 - Second staircase leading to the bedrooms above the garage
 - Large walk-in pantry
 - Great room
 - Kitchen/dining/family room areas

Great Room / Kitchen / Dining / Family Room

- Dramatic open-concept space combining the kitchen, dining area, and family room.
- Kitchen features multi-tiered granite countertops, ideal for entertaining, serving, and food preparation.
- Large dining area can accommodate approximately 8–12 people.
- Family room area offers space for a corner fireplace, TV, large sectional, and recliners.
- Designed for both everyday living and large gatherings.
- Opens to the deep porch in two locations, creating an excellent indoor/outdoor entertaining flow during warmer months.
- Direct access to the pool area to the south.



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Main Level Layout

GARAGE & BASEMENT

Five-Car Garage

- Approximately five cars wide with an extra-deep workshop area.
- Fully drywalled.
- New LED lighting.
- Separate faucet/spigot in the southeast corner near the HVAC closet.

Basement

- Bilco door access provides convenient exterior access to the basement.

EXTERIOR & PROPERTY FEATURES

Pool overlooking Lake Mallard

Exterior

- Combination of fiber cement siding and historic Cream City brick.

HVAC / Zoned Heating & Cooling

- Multiple HVAC zones throughout the home

Landscaping

- Extensive landscaping throughout the property.
- Additional landscaped areas and pathways extend around the perimeter beyond the more visible main landscaping.

Mallard Lake

- Beautiful Mallard Lake setting and views are incorporated throughout the property, including from the living room, porch, and primary suite/deck.



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