Authentisign ID: 21F4739F-E5C0-F111-BF5B-000D3A4FF82A

LAKE COUNTRY
REALTY GROUP
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PROPERTY SPECIFICATION DATASHEET

Exclusive Lake Access Residence | Lower Nashotah Lake

Summit, Wisconsin (Waukesha County)

Welcome to this gorgeous, meticulously maintained **3-bedroom, 3-bathroom** home offering premium deeded/shared private access to the clean, clear waters of **Lower Nashotah Lake**. Combining the luxury of a private Lake Country retreat with exceptional utility and modern upgrades, this property is designed for both relaxed lake living and effortless entertaining.

🏠 Architectural & Interior Highlights

Main Level Living

- **The Gourmet Kitchen:** features custom, full-height cabinetry with thoughtful interior organization, premium stainless steel appliances including a **5-burner gas range** and a sleek farmhouse sink, and a spacious **three-person island**. The kitchen flows effortlessly into the casual dining area and sun-drenched great room, offering panoramic views of the surrounding nature from 3 sides of the home.
- **The Great Room:** Features a striking, **fieldstone surround w/ a gas fireplace**, serving as the warm focal point of the room.
- **Sunroom:** A breathtaking space distinguished by a dramatic **vaulted wood ceiling**, flooded with natural light and offering peaceful views of the surrounding landscape while connecting you to the hot tub and large deck outside.
- **Flexible Den/Office:** Conveniently located **first-floor den or office**, perfect for remote work or a quiet reading room.
- **Premium Flooring:** High-end, durable **wide-plank Luxury Vinyl Plank (LVP) flooring** flows seamlessly throughout much of the first floor.

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Upper-Level Sanctuary

- **Primary Suite:** A private retreat boasting a bright **skylight** and a dedicated **luxury en-suite bathroom** with a separate tub and shower.
- **Second Floor Porch:** Accessible from the upper level (off of the large landing which could have multiple uses), this “princess porch” offers an elevated, peaceful outdoor spot to enjoy your morning coffee or the evening sunset.
- **Versatile Bonus Room:** A bonus, second floor flexible space is ready to adapt to your lifestyle—ideal for a **home gym, secondary office, or a 4th bedroom** (just add a closet!).

Lower Level Expansion Potential

- **Full Unfinished Basement:** A massive footprint providing extensive storage or a blank canvas for future equity. Add an egress window and bedroom or finish off as a rec room.
- **Future-Proof Plumbing:** Already **rough-plumbed for an additional full bathroom**.

🚗 Exceptional Garages & Mechanicals

- **Attached 1-Car Garage:** Deep, **fully heated**, and attached directly to the home for maximum winter comfort and easy access to the mudroom and kitchen.
- **Detached 3-Car Garage:** A car enthusiast or hobbyist's dream, offering extensive space for boats, water toys, UTVs, or a workshop. This garage has a 30 amp plug installed.
- **Water Systems:** Equipped with a premium **Reverse Osmosis (RO) drinking water system** for crisp, purified water straight from the tap.

🌲 Outdoor Living & Lake Country Lifestyle

- **The Deck:** A sprawling, low-maintenance **large composite deck** built for hosting summer barbecues or a relaxing evening outside under the stars.
- **Hot Tub:** Features a **brand-new hot tub (installed in 2026)** accessible by the deck for year-round relaxation.
- **Lake Access:** Enjoy private, deeded easement access to **Lower Nashotah Lake**, one of Waukesha County’s finest hidden gems.

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🌊 Environmental Profile: Lower Nashotah Lake

Certified ecological data sourced from the **Wisconsin Department of Natural Resources (DNR)** and managed by the *Lower Nashotah Lake Association*.

Feature	Certified Specifications
Water Body Size	**93 Acres**
Water Clarity & Health	**Mesotrophic** (Exceptionally clear, highly stable, spring-fed water quality)
Depth Profile	**Maximum Depth: 43 feet** | Mean Depth: 20 feet
Lake Bottom	40% gravel, 10% sand, 50% (mostly muck in channel waters)
Boating Regulations	Enforced **slow-no-wake hours** and motorboat restrictions protect the lake's legendary tranquility and shoreline integrity.
Angler's Paradise	Highly populated with **Panfish, Largemouth Bass, and Northern Pike**; Smallmouth Bass, Walleye, and Trout are also present.

📍 Neighborhood & Location Perks

- **Nature at Your Doorstep:** Nestled tightly against the border of Waukesha County's Nashotah Park, offering immediate access to miles of scenic hiking, cross-country skiing, and nature trails.
- **Low Traffic:** With only one restricted public boat launch via Upper Nemahbin Lake, water traffic stays naturally quiet, preserving a highly private lake experience.

An outdoor shed is located on the property amongst the beautifully landscaped yard for gardening or your creative use. Laundry is located in the basement along with a utility sink close by. The iron curtain and water softener are included as well in the sale of the property.

Many of the furnishings, tools, and water toys are for sale (negotiable). Please contact the listing agent for more details.

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Photo Gallery





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