PROPERTY IMPROVEMENTS

N7628 ROYAL AND ANCIENT DRIVE

ELKHART LAKE, WISCONSIN



A COMPREHENSIVE RENOVATION
INSIDE AND OUT



ROYAL & ANCIENT

Crafted for everyday luxury

INTERIOR FINISHES / KITCHEN / ENTERTAINING

SIGNATURE KITCHEN

- Custom cabinetry by Valley Cabinets, with a white oak island custom-matched to the flooring.
- Cambria quartz countertops, Ann Sacks backsplash tile and Kohler fixtures.
- Wolf six-burner gas range with recessed hood; Wolf double ovens, microwave drawer and coffee machine.
- Sub-Zero refrigerator and freezer, undercounter beverage cooler and wine refrigerator.
- Panel-ready KitchenAid dishwasher.

ADDITIONAL INTERIOR UPGRADES

- Anderson premium engineered hardwood flooring across the main floor and approximately half the basement.
- New trim, interior paint (Snowbound white), recessed lighting and light fixtures throughout.
- Updated living room fireplace insert and new custom sliding doors to the sitting room.

LOWER-LEVEL ENTERTAINING

- Custom renovated bar with Cambria quartz countertop and Kohler sink.
- Undercounter refrigerator, undercounter refrigerator/freezer and dishwasher.
- New carpeting in the cinema room and two stair runners.
- New glass doors to the basement home workout room.

THOUGHTFUL UPDATES

- New staircases and railings on both staircases.
- Custom laundry cabinetry, Cambria quartz, new tile floor and Kohler fixtures.
- Kohler sinks and faucets throughout; updated half-bath toilet and sink.
- New water heater.



ROYAL & ANCIENT

An extraordinary exterior

ARCHITECTURE / LANDSCAPING / OUTDOOR LIVING

EXTERIOR TRANSFORMATION

- LP SmartSide siding in a custom color, new fascia, seamless gutters and downspouts.
- 37 Pella windows, seven Pella doors and two Waudena doors; new garage doors.
- New poured-concrete front porch, walkway and driveway pillar with Buechel Fond du Lac stone surrounds.
- Front porch features wrought iron railings, cedar beams and cedar ceiling.
- Poured-concrete garden patio and eight-foot retaining wall.

OUTDOOR LIVING

- TimberTech DrySpace and gutter system above covered patio, with new fans.
- Exterior gas fireplace connection ready on south side of covered patio.

LANDSCAPE & GROUNDS

- Extensive natural-stone hardscaping creates backyard green space and retaining walls.
- Wrought iron fencing in rear garden.
- Stone steps in backyard and along south side of the home.
- Landscape lighting and new trees and plantings in front and rear yards.

ARCHITECTURAL DETAILS

- Custom spiral staircase by Paragon Stairs.
- Viewrail glass railings and Trex decking.
- Mitsubishi dual heating and cooling system for converted four-season room.



ROYAL & ANCIENT

The details make the difference

PROJECT PARTNERS / HOMEOWNERSHIP NOTES

RENOVATION PARTNERS

- Kleiber Construction | Kitchen remodel
- Kraus Construction | Exterior remodel, windows, doors, interior trim, downstairs bar and wrought iron fence
- Valley Cabinets | Kitchen and laundry cabinetry
- JAWS Landscaping | Exterior hardscaping and landscaping

GROUNDS MAINTENANCE

- Reported lawn care: $240 per month through JAWS Landscaping.



DESIGNED FOR COMFORT INSIDE AND OUT

Improvements and specifications are based on the seller-provided renovation summary.
Buyers should independently verify features, equipment, service costs and condition.