# SANBRIA

*home & design*

**Initial:**
All permits and utilities
Sewer hookup / Well drilled with hook up
Excavation, final grading and buried downspouts
9’ foundation walls with full exposure/walk out on complete back (east) elevation

**Main Building:**
9’ first floor wall height with cathedral ceilings in areas
2x6 exterior walls
Marvin casement windows
Landmark 30 year, dimensional shingles
LP Smart side siding and trim (per plan – board and batten with horizontal siding, all LP)
Clad door frames
Primed poplar solid core doors
Poplar finger jointed casing and base (3 ¼ and 4 ¼ )
Cabinets – Countryside brand, Maple and Hickory
Plumbing: highline toilets, Kohler faucets black finish for all, undermount Elkay kitchen sink and undermount bathroom sinks, future plumbing in basement and (3) garage drains, sump pump, (2) lawn faucets, Bradford (40) gallon water heater, circulating pump, water filter to kitchen.
Heating: Rheem Classic Plus, (2) stage heat, variable speed ECM blower, 96% efficient natural gas furnace; Rheem Classic 2.5 ton, 14.0 SEER A/C unit and cased coil; Honeywell programmable thermostat; Aprilaire 4” media air filter cabinet; Broan air exchanger
Insulation: attic R-50 blown fiberglass, exterior walls R-19 BIBS, sills R-21 spray foam, fiberglass batts on interior sounds walls, garage attic R-19 and exterior walls R-11 fiberglass batts.
Electrical: 200 amp service with upgraded LED integrated lighting
Complete drywall: thin coat plaster texture, primer and painting
Garage: Insulated overhead garage doors, floor drains, insulation (walls and attic) complete drywall and paint with composite steps and railing to house
Interior concrete flatwork with porch stoop

List of Items Included (cont'd)

**Interior:**

Complete painting and staining
Beautiful pantry shelving – stained
Living room faux ceiling beam
Flooring: Cortec brand LVP throughout main floor, carpet in bedrooms, WIC and stairway
Light fixtures
Bathroom mirrors
Stone kitchen back splash
Water softener, water heater with circulator pump, water filter to kitchen sink and frig
Finished basement with 2 additional bedrooms, bathroom, large great room and bar area

**Exterior:**

Exterior flatwork: driveway, service walk, large back patio under deck
Exterior stone per plan
Covered front and back porch
Composite Deck (14'x16')
Gutters
Overhead garage doors, operators and keyless pad
Seeded lawn

**Home Description**

N6033 South Kapur Drive is a beautifully crafted 3,073 sq ft ranch-style home designed with both comfort and style in mind. (1852 sq ft on the main floor with an additional 1,221 sq ft of fully exposed walk out finish basement) This thoughtfully laid-out home features 5 bedrooms, 3 bathrooms, and a bright open-concept design that creates a seamless flow between the kitchen, dining, and living areas on the main floor and an additional large great room with bar in the basement —perfect for everyday living and entertaining.

Located on a .46 acre lot in the town of Sheboygan Falls with an unbeatable view.

The spacious kitchen and main living area are enhanced by carefully selected finishes and décor that bring a warm, inviting feel while maintaining a clean, modern look. Every detail has been chosen to create a home that feels both elevated and livable.

The primary suite offers a private retreat, while four additional bedrooms provide flexibility for guests, family, personal gym, or a home office.

Step outside to an impressive, oversized composite covered deck—ideal for relaxing or hosting—overlooking a full walkout basement that offers endless potential for living space.

Car enthusiasts and homeowners alike will appreciate the 3-car garage, fully insulated and drywalled, complete with three garage drains for added convenience and functionality.

With quality craftsmanship, desirable features, and high-end finishes that are hard to beat, this home is one that truly stands out and is designed for everyone to enjoy.