INFORMATION SHEET

1368 Academy Dr Holmen, WI

KYLE KOELBL | ONE TRUST REAL ESTATE powered by eXp REALTY

Exterior

- Vinyl siding with approximately 20% stone front
- Architectural shingles
- 5" black gutters and downspouts
- Marvin Essentials windows – black exterior, white interior
- Covered front porch
- 12’ x 12’ concrete rear patio (larger patio available at additional cost)
- Front yard to be sodded; side and rear yards seeded
- Two exterior hose bibs

Garage

- 3-stall garage
- Insulated overhead garage doors (16’x8’ and 9’x8’) with upper window panels
- Garage floor drains

Kitchen

- Quartz countertops
- Walk-in pantry
- Electric range (gas option available at additional cost)
- Cabinet hardware included
- Brushed nickel faucet and fixtures

Main Level

- Electric fireplace in living room
- LVT/LVP flooring throughout main living areas
- Light orange peel texture on walls and ceilings
- Painted white walls and ceilings (custom colors available at additional cost)
- Matte black ceiling fans and light fixtures (unless otherwise selected by buyer)

Garage

- Brushed nickel plumbing fixtures and accessories
- Frameless glass mirrors
- Bathtub and shower doors provided by others

INFORMATION SHEET

1368 Academy Dr Holmen, WI

KYLE KOELBL | ONE TRUST REAL ESTATE powered by eXp REALTY

Bedrooms

- Carpet flooring in bedrooms
- Walk-in closet in primary bedroom

Basement

- Unfinished basement with potential for additional bedroom and family room
- Basement plumbed for additional bathroom
- Two egress window wells
- 8’ x 11’ concrete storm shelter / safe room / storage area
- Poured concrete foundation walls (9 ft)

Whole House

- 12" engineered I-joists
- 2x6 exterior walls with 7/16" OSB and house wrap
- R-19 wall insulation
- R-49 blown-in attic insulation with vapor barrier
- Drain tile system (interior and exterior) to sump pump
- Insulated to code with heat loss calculations
- Matte black interior door hardware
- Washer and dryer hookups on main level (electric; gas optional at additional cost)

Mechanicals / Utilities

- Gas furnace and central A/C
- Electric water heater

Additional Features

- Mudroom with service door to garage
- Glassed-in breakfast/dining area at rear of home
- Window coverings to be provided by others