

Welcome to



E12237 Water's Edge Court, Prairie Du Sac, WI 53578.



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—REALTY—

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Custom Architect Designed Built in 2006 by Heffron Homes



5 bedroom, 6 bathroom, 6,342 sq. ft., 120ft of Lake Wisconsin Frontage

Don't miss your chance to own this stunning waterside oasis! With enough space for the whole family and more, this stunning 5-bedroom, 5.5-bathroom house has been thoughtfully designed spanning over 6,300 sq. ft. with a stunning open-concept layout. This one-of-a-kind property sits right on the iconic Lake Wisconsin with unbeatable views and water access from your own boathouse.

You'll feel right at home when you enter this gorgeous and spacious, yet cozy residence. Soaring ceilings with unique arch details highlight the open-concept entertainment space while natural light and picturesque water views pour into the home through the floor-to-ceiling windows. Home Owner designed the home with cruise ship-like views in mind to assure sensational water views throughout. The eat-in chef's kitchen is just anticipating your next party with modern, stainless-steel appliances, an abundance of counter and cabinet space with bonus breakfast bar seating. Imagine having your morning coffee watching the lake from the sitting area/breakfast nook just off the kitchen.

You'll fall head-over heels for the amenities of the master suite. With even more stunning water views, patio access and gorgeous tray ceiling detail, the oversized master suite has a sizable sitting area/reading nook with stunning sunset views of the lake with an adjacent home office.

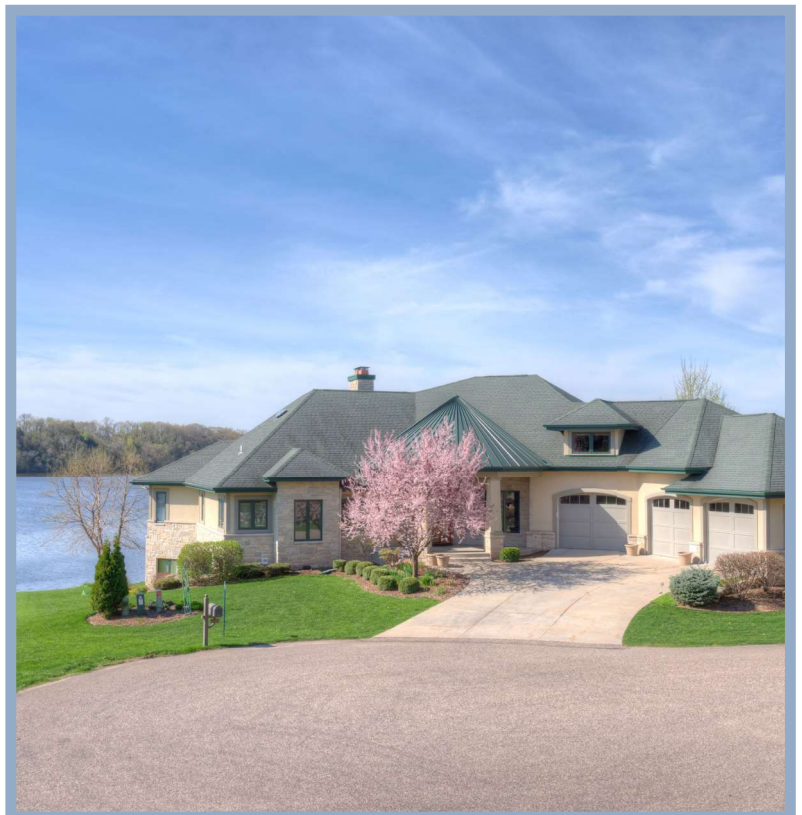
The magic doesn't end there! Step into the spa-like master bath with his and her vanities, gorgeous jetted soaking tub and luxurious walk-in shower. suite offers massive his and her custom closets as well as the convenience of an adjoining laundry room!

The upper level has a lovely, sunlit room currently used as a home office with potential for a craft room or remove the desk and storage spaces to have a blank canvas to customize as you wish! There is an additional En suite on this upper level with a larger adjoining carpeted storage space, with potential to be a closet, play area; let your imagination run.

The lower level of this custom home offers abundant space for visiting friends and family, an in-law suite or independent teenagers. More stunning lake views surround a second family room and full kitchen with incredible custom ceiling detail. An additional three bedrooms, each with their own walk-in closets are available for that special holiday family gathering or overnight stays by your friends.

If a more neutral kitchen is desired, we've had a designer draw up plans with a quote to renovate the unique downstairs kitchen for the right buyer! Enjoy the indoor pool overlooking the lake with well thought out second laundry area and locker room for swim storage! With a patio off the basement and a rooftop deck off the main level, there's no shortage of opportunities to take advantage of the stunning views and enjoy the outdoor lake living! Family and friends will all enjoy this home that feels like a vacation.

The unique details and amenities of this home are completely custom and must be seen in person to be appreciated! As an added unique bonus, the entire home is wheelchair accessible and includes an elevator access to all three levels. If you're looking for a one-of-a-kind waterfront home with all the features and amenities you could dream of, this is the home for you!



HOME FEATURES

- Cherry doors and trim in main and upper levels
- Painted cherry doors and trim in lower level
- Custom lighting throughout, special lighting feature in front entry
- Eagle Windows throughout
- Sound System Sound system in most living spaces, piped outside and to upper deck
- Forced hot air furnace and 3 air conditioning units
- Central vac in main and lower levels.



HANDICAP ACCESSIBLE

- No steps from garage to main level
- Extra-wide doorways
- Elevator access to all three levels
- Master bathroom shower is wheelchair accessible
- Gentle sloping land leads to water



MAIN LEVEL FEATURES

- Main floor has Merbau 6 inch wood planks, angled to match flow of rooms.
- Radiant heat on entire main level
- Living room has large custom made area rug
- Master suite has low-pile carpet including the master closet and sitting room
- Master suite has lighted-trey ceiling
- Laundry room in back of master closet is tiled
- Kenmore Elite washer and dryer
- Master bathroom is marble tile floor and shower
- Large jetted soaking tub
- Master bathroom has his and hers sink cabinetry, each at different heights w/ built-in vanity

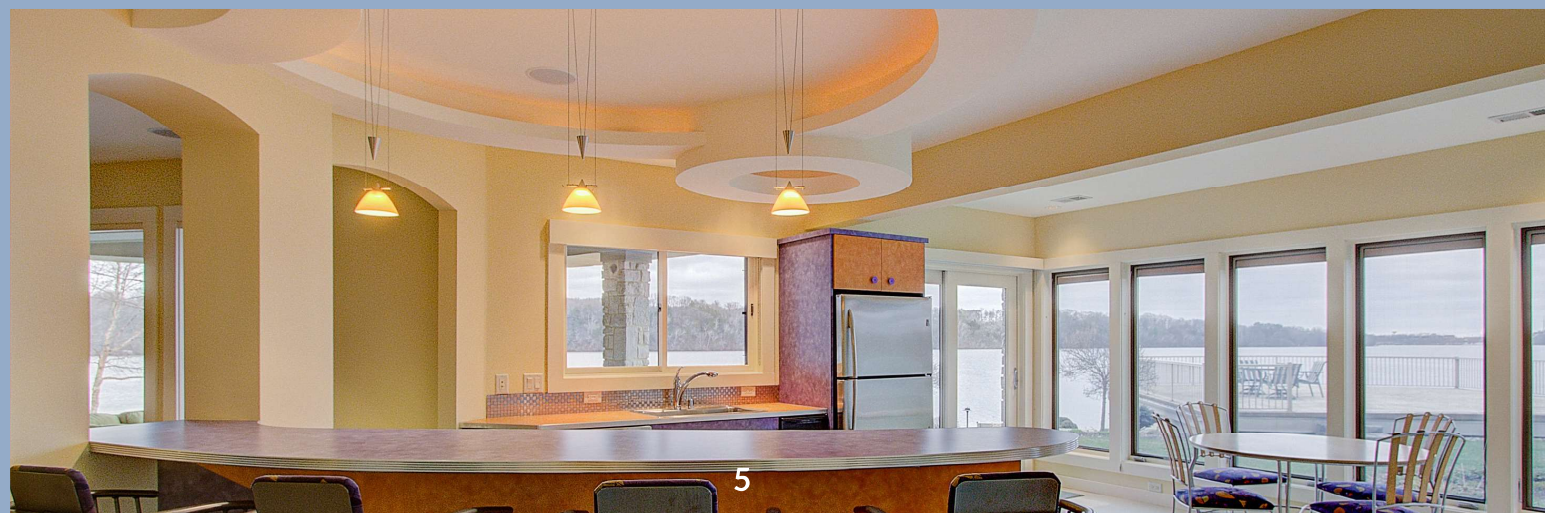
MAIN LEVEL KITCHEN FEATURES

- Main kitchen has honed black granite
- Large kitchen island and raised counter is Corian Quartz
- Butler's pantry
- Upper cabinetry is cherry, most are 14 inches deep
- Lower cabinetry is cherry
- Some drawers are maple front for accent
- Under and above cabinet lighting
- General Electric Monogram full size refrigerator with lower drawer freezer
- General Electric Monogram gas range with warming drawer
- New General Electric Monogram Convection microwave
- Fisher & Paykel dishwash drawers (2)
- New Uline Wine/beverage fridge in butler pantry



LOWER LEVEL KITCHEN FEATURES

- Two burner General Electric gas range
- Uline Ice maker
- Full size General Electric refrigerator with upper freezer



LOWER LEVEL FEATURES

- Carpeting in family room, hallway and three bedrooms
- Radiant heat in finished areas
- 3 bedrooms in LL have built-in custom dressers in walk-in closets
- Tile (ceramic/slate) in two guest bathrooms
- Rubber tile in kitchen area, hallway, bathroom, locker room, lower level laundry, closets
- Ceramic tile in swimming pool room
- Lower Level Laundry Room near pool
 - Frigidaire washer and dryer
- Swimming Pool/Jacuzzi
 - Heated and lighted pool dimension is 9' X 16', 3.5 to 4.5 feet deep
 - Motor driven cover
 - Door security alarm and closed circuit TV camera viewable from any TV
 - Fiber Optic ceiling lights



OTHER FEATURES

- 850 ft² lower level storage space
- Garage
 - 3+ car garage
 - Floor is pre-stressed concrete
 - Each stall has floor drain
- Maintenance free exterior
 - Combination of stone and stucco



UPPER LEVEL FEATURES

- Office, bedroom, storage above garage is carpeted
- Bathroom is river stone tile
- Bedroom has two dormer closets

OUTDOOR FEATURES

- Boat House
 - Two joined boat houses built on property line, one for this home, the other is neighbor
 - Approx. 15' feet wide, 30' deep.
 - Remote controlled rail system
- Dock
 - Six foot wide dock
 - Currently configured as inverted J, out 40 feet, left for 22 feet, 16 feet back to shore (can be reconfigured)
- Upper level circular patio with custom glass railing and composite decking; gas hook up.
- Lower level patio directly under upper patio, has finished cedar ceiling; lighting; gas hook up.



OTHER OUTDOOR FEATURES

- Fire Pit
- 120 feet water frontage
- Water access in multiple ways
- Gently sloping lawn
- Stone path through landscaped garden
- Lighted stone stairway
- Beautiful landscaping on all sides with a variety of mature trees, shrubs and perennials.
- No maintenance river stone on one side

OTHER PROPERTY INFORMATION

- Buildable empty lot with 165 + feet of water frontage next to the house is also available for sale with homebuyer having right of first refusal.

LOCATION

No other lake in southern Wisconsin offers the year round enjoyment that Lake Wisconsin offers. Located just 30 minutes from Madison or Wisconsin Dells and less than 3 hours from Chicago, you will not find a better location.

Lake Wisconsin offers 10,000 acres of water and over 52 miles of shoreline to explore. Very few lakes have the character that Lake Wisconsin has. From the main lake, you can head east on the Wisconsin River and boat up to some of the most beautiful sandbars around. Take your grill, beach towel, cooler and water toys and spend the day. Others find Lake Wisconsin Country Club on the south end of the lake to be the best place to spend their day. There are 12 restaurants on the lake that you can either get to in your boat or your vehicle. Is there anything better than a sunset boat ride after a day on the water and a great Wisconsin Fish Fry?

- 35 minutes to Madison
- 10 minutes to Sauk City hospitals
- Just a short drive to Lake WI Country Club, Wollersheim Winery, Devils Lake, Parfrey's Glen, and Devils Head.

