



Christopher Rautmann
 Director of Operations
 Certified Green Professional
 Certified Graduate Builder
 m-920-918-4653
 Chris@RautmannCustomHomes.com



WWW.RAUTMANNCUSTOMHOMES.COM

Jennifer Littmann
 Vice President
 m-920-377-0028
 Jennifer@RautmannCustomHomes.com



7001 PARK PLACE DRIVE
 LOT 108 - LAKE AIRE SUBDIVISION
 TOWN OF WILSON
 \$349,900

GENERAL INFORMATION

STYLE: SPLIT BEDROOM RANCH
 WALK-OUT LOWER LEVEL
 BEDROOMS: 4
 BATHS: 3
 SQUARE FEET: 3110
 LOT SIZE: .527 ACRES
 GARAGE: 3- CAR ATTACHED GARAGE
 WITH BASEMENT STAIRS
 BASEMENT: 9' WALLS - WALK-OUT
 YEAR BUILT: NEW CONSTRUCTION
 TYPE: SITE BUILT 2X6
 MLS: 1096637
 VIRTUAL TOUR:
 WWW.JUSTSNOOPING.COM/TOURS/2464540/

FEATURES

- EXQUISITE AND PRACTICAL SPLIT BEDROOM OPEN FLOOR PLAN ON BEAUTIFUL 1/2 ACRE SECLUDED RURAL LOT WITH FINISHED WALK-OUT LOWER LEVEL
- SHAKE ACCENT SIDING, HIP ROOF, ELLIPTICAL FRONT WINDOW, DECORATIVE GLASS FRONT DOOR, AND REAL STONE WITH COLUMN PROVIDE STATELY CURB APPEAL
- PAMPERING 1ST FLOOR MASTER RETREAT WITH ARCHED ALCOVE ENTRANCE, LIGHTED TRAY CEILING, CUSTOM WALK-IN CLOSET, KOHLER JETTED WHIRLPOOL WITH TILE SURROUND, 2 SINK VANITY WITH GRANITE COUNTERTOP, AND SEPARATE SHOWER
- SPACIOUS KITCHEN WITH CUSTOM MAPLE CABINETS, COOK'S PREP ISLAND WITH SNACK BAR, HAND-SCRAPED OAK FLOORS, GLASS TILE MOSAIC BACKSPASH, GRANITE COUNTERTOPS, CONVENIENT CORNER PANTRY AND ELEGANT PENDANT LIGHTS
- LARGE DINING AREA WITH LIGHTED TRAY CEILING AND 3-WIDE 8' TALL PATIO DOOR
- GARAGE FOYER WITH CUSTOM LOCKERS FOR ORGANIZATION
- SEPARATE LAUNDRY ROOM FOR ADDED PRIVACY AND CONVENIENCE
- OVERSIZED WINDOWS, SKYLIGHTS, TUBE LIGHTS, AND TRANSOM WINDOWS BATHE THE INTERIOR IN NATURAL LIGHT
- ARCHES, NICHE, AND INTERIOR WINDOW OFFER GREAT CUSTOM TOUCHES
- GREAT ROOM HAS SOARING VAULTED CEILING WITH SKYLIGHTS, GAS FIREPLACE WITH STONE SURROUND, AND TV SHELF PERFECT FOR A FLAT PANEL TV
- WIDE WOOD MOLDINGS AND WOOD WINDOWS EXUDE QUALITY AND CRAFTSMANSHIP
- COMPOSITE DECK IS LONG LASTING AND LOW MAINTENANCE
- INSULATED AND DRYWALLED GARAGE HAS CONVENIENT 8' HIGH GARAGE DOORS AND EXTRA WIDE STAIRS FROM THE GARAGE TO THE BASEMENT
- ADVANCED ENERGY STAR INSULATION AND AIR SEALING PACKING SAVES \$\$\$
- FINISHED WALK-OUT LOWER LEVEL FULL OF WINDOWS HAS 4TH BEDROOM, BATHROOM, AND REC ROOM AREA WITH WET BAR
- CERTIFIED ENERGY STAR HOME

ROOMS

GREAT ROOM:	20x18	CARPET
REC ROOM:	42x15	CARPET
DINING ROOM:	14x12	WOOD
KITCHEN:	14x11	WOOD
MASTER BED:	16x13	CARPET
BEDROOM 2:	14x12	CARPET
BEDROOM 3:	13x11	CARPET
BEDROOM 4:	15x12	CARPET
MASTER BATH:	FULL	TILE
MAIN BATH:	FULL	TILE
LL BATH:	3/4	TILE
LAUNDRY:	8x5	TILE
MUD ROOM:	8x7	TILE

SPECIFICS

TAXES 2008: LOT ONLY
 HVAC: HIGH EFFICIENCY GFA,
 CENTRAL AIR
 WATER HEATER: 50 GALLON POWER VENT
 ROOF: DIMENSIONAL SHINGLES
 EXTERIOR: VINYL AND STONE
 WATER/SEWER: SHARED WELL/MUNICIPAL
 ELECTRICAL: 200 AMP
 INCLUSIONS: CONCRETE DRIVEWAY
 DECK
 CENTRAL AIR
 GARAGE DOOR OPENERS
 DISHWASHER
 MICROWAVE

ABOUT RAUTMANN CUSTOM HOMES

- ESTABLISHED REPUTABLE BUILDER IN THE SHEBOYGAN AREA SINCE 1976
- CERTIFIED GREEN AND 100% ENERGY STAR BUILDER PROVIDES IMPROVED ENERGY EFFICIENCY, INDOOR AIR QUALITY, COMFORT, AND CONSTRUCTION QUALITY WITH 3RD PARTY VERIFICATION
- SHEBOYGAN'S ONLY NAHB CERTIFIED GRADUATE BUILDER AND NAHB CERTIFIED GREEN PROFESSIONAL
- RIGHT SIZED TO PROVIDE SUPERIOR QUALITY WITH IMPECCABLE SERVICE AND PERSONAL ATTENTION



OFFERED THROUGH:
 CENTURY 21 RAUTMANN/SCHILS
 920.803.3743
 UPDATED 11/8/2009

ABOVE INFORMATION DEEMED ACCURATE, BUT NOT GUARANTEED AND IS SUBJECT TO CORRECTION AND/OR CHANGE DURING THE CONSTRUCTION PROCESS
 LOT SIZE IS PER SURVEY

WWW.RAUTMANNCUSTOMHOMES.COM
 1337 N TAYLOR DRIVE SUITE 201
 SHEBOYGAN, WI 53081
 920.451.2348