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W2389 SOUTH KAPUR DRIVE
 LOT 20 - HIGHLAND HILLS
 TOWN OF SHEBOYGAN FALLS
 \$399,900

GENERAL INFORMATION

STYLE: SPLIT BEDROOM RANCH
 WALK-OUT LOWER LEVEL
 BEDROOMS: 4
 BATHS: 3
 SQUARE FEET: 3329
 LOT SIZE: .51 ACRES
 GARAGE: 3- CAR ATTACHED GARAGE
 WITH BASEMENT STAIRS
 BASEMENT: 9' WALLS - WALK-OUT
 YEAR BUILT: NEW CONSTRUCTION
 TYPE: SITE BUILT 2X6
 MLS #: 1186146

WWW.KAPURDRIVE.COM

Imagine yourself in this spectacular custom built masterpiece presented by Rautmann Custom Homes on a southern exposure walk-out lot in desirable Highland Hills Estates. The inspiring gourmet kitchen has custom maple cabinets, granite countertops, a mosaic glass tile backsplash, and a convenient prep island. Beautiful custom wood columns with built-in bookshelves divide the Dining Room from the vaulted Living Room with its stone fireplace. The pampering master retreat boasts a huge walk-in closet, two sink vanity, Kohler BubbleMassage tub and luxurious tile shower. The spacious, finished, walk-out lower level has a ton of full-sized Andersen windows, wet bar and 4th Bedroom, Office, or Exercise Room. Custom touches include opulent crown molding wrapped, lighted tray ceilings in the Master Bedroom and Dining Room, arches throughout, columns, and built-in bookcases and lockers. Energy Star certification and Green-Built home status provide you improved indoor air quality, peace of mind and decreased operating costs.

FEATURES

- Exquisite & Practical split bedroom open floor plan on Beautiful 1/2 Acre Lot with Finished Walk-Out Lower Level
- Shake Accent Siding, Hip Roof, Dormer, Elliptical front Window, Decorative Glass Front Door, and Real Stone with Tapered Column Provide Stately Curb Appeal
- Pampering 1st Floor Master Retreat with Arched Alcove Entrance, Lighted Tray Ceiling, Custom Walk-In Closet, Kohler BubbleMassage Tub with Tile Surround, 2 Sink Vanity with Granite Countertop, and Tile Shower
- Spacious Kitchen with Custom Maple Cabinets, deep Cook's Prep Island with Snack Bar, Hand-Scraped Wood Floors, Glass Tile Mosaic Backsplash, 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
- Crown Molding, Arches, Columns, Niche, Bookcases and Lockers 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 with stairs is Long Lasting and Low maintenance
- Insulated and Drywalled Garage has Convenient 8' High Garage Doors with unique arched frames and Extra Wide Stairs from The Garage to the Basement
- Advanced Energy Star Insulation and Air Sealing Package Saves \$\$\$
- Finished Walk-Out Lower Level Full of Windows has 4th Bedroom, Bathroom, and Rec Room Area with Wet Bar
- Certified Focus on Energy Home

ROOMS

| | | |
|--------------|-------|--------|
| GREAT ROOM: | 22X18 | CARPET |
| REC ROOM: | 40X17 | CARPET |
| DINING ROOM: | 16X12 | WOOD |
| KITCHEN: | 16X11 | WOOD |
| MASTER BED: | 17X13 | CARPET |
| BEDROOM 2: | 14X12 | CARPET |
| BEDROOM 3: | 13X11 | CARPET |
| BEDROOM 4: | 17X13 | CARPET |
| MASTER BATH: | FULL | TILE |
| MAIN BATH: | FULL | TILE |
| LL BATH: | 3/4 | TILE |
| LAUNDRY: | 8X5 | TILE |
| MUD ROOM: | 8X8 | TILE |

SPECIFICS

TAXES 2010: 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 & CONCRETE PATIO
 CENTRAL AIR
 GARAGE DOOR OPENERS
 DISHWASHER
 MICROWAVE
 RANGE HOOD



OFFERED THROUGH:
 CENTURY 21 RAUTMANN/SCHILS
 920.803.3743
 UPDATED 4/11/2012

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

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