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815 SETTLERS TRAIL  
 LOT 12 - PINEHURST MEADOWS  
 SHEBOYGAN FALLS  
 \$559,900

**GENERAL INFORMATION**

STYLE: SPLIT BEDROOM RANCH  
 EXPOSED LOWER LEVEL  
 BEDROOMS: 4  
 BATHS: 3  
 SQUARE FEET: 3787  
 LOT SIZE: .53 ACRES  
 GARAGE: 3- CAR ATTACHED GARAGE  
 WITH BASEMENT STAIRS  
 BASEMENT: 9' WALLS - EXPOSED  
 YEAR BUILT: NEW CONSTRUCTION  
 TYPE: SITE BUILT 2X6  
 WEBSITE: WWW.LIVEONTHEBULL.COM  
 MLS: 1223518

**ROOMS**

GREAT ROOM:	40X17	WOOD
REC ROOM:	40X17	CARPET
FLEX ROOM:	14X12	WOOD
MASTER BED:	18X15	CARPET
BEDROOM 2:	13X12	CARPET
BEDROOM 3:	14X12	CARPET
BEDROOM 4:	14X14	CARPET
MASTER BATH:	FULL	TILE
MAIN BATH:	FULL	TILE
LL BATH:	3/4	TILE
POWDER ROOM:	1/2	TILE
LAUNDRY:	10X5	TILE
MUD ROOM:	10X6	TILE

**SPECIFICS**

TAXES 2010: LOT ONLY  
 HVAC: HIGH EFFICIENCY GFA,  
 CENTRAL AIR, ERV?HEPA  
 FILTER, BASEMENT IN-  
 FLOOR HEAT  
 WATER HEATER: 75 GALLON POWER VENT  
 ROOF: DIMENSIONAL SHINGLES  
 EXTERIOR: LP SMARTSIDE & STONE  
 WATER/SEWER: MUNICIPAL  
 ELECTRICAL: 200 AMP  
 INCLUSIONS: CONCRETE DRIVEWAY  
 STAMPED CONCRETE  
 PATIO,  
 GARAGE DOOR OPENERS  
 DISHWASHER  
 MICROWAVE  
 REFRIGERATOR  
 RANGE & RANGE HOOD  
 CENTRAL VAC

FORE! Enjoy the panoramic view of the 2nd hole from throughout this wonderful executive home. Over 3000 square feet of first floor living space provides for a truly ultimate entertaining atmosphere. Designed for a modern casual lifestyle, this home also provides a nod to yesteryear with its rustic craftsman styling. Whether entertaining or raising a family, this home has a current, yet practical design.

The inspiring gourmet kitchen with enormous 48" Italian Bertazzoni range, spectacular Vent-A-Hood stainless steel hood, and enormous twin full sized Electrolux refrigerator/freezer provides the perfect setting for your latest culinary masterpiece. The oversized island open to the great room provides the perfect gathering place as you reminisce with old friends.

Memories are made as you relax on your covered lanai or in the spacious vaulted screen porch with built-in fireplace; a visual feast of bountiful fall colors supplied by the glorious golf course surroundings.

A split bedroom design with private alcove bedroom entrances provides ample privacy. The zen-like Master Retreat boasts a large walk-in tile shower with Kohler Watertiles, two sink vanity, cozy heated tile floors, customized walk-in closet, lighted tray ceiling, crown molding, and Jacuzzi Pure Air spa tub.

The great lower level provides another 1200 square feet of finished square feet including guest quarters with a private bath, a large rec room, and wet bar for entertaining.

The beautiful tapered wood columns with built-in bookshelves divide the Great Room from the Dining Room, each with their custom beam ceilings.

Custom touches include opulent crown molding and arches throughout, a lighted tray ceiling in the Master Bedroom, columns, and built-in bookcases and lockers.

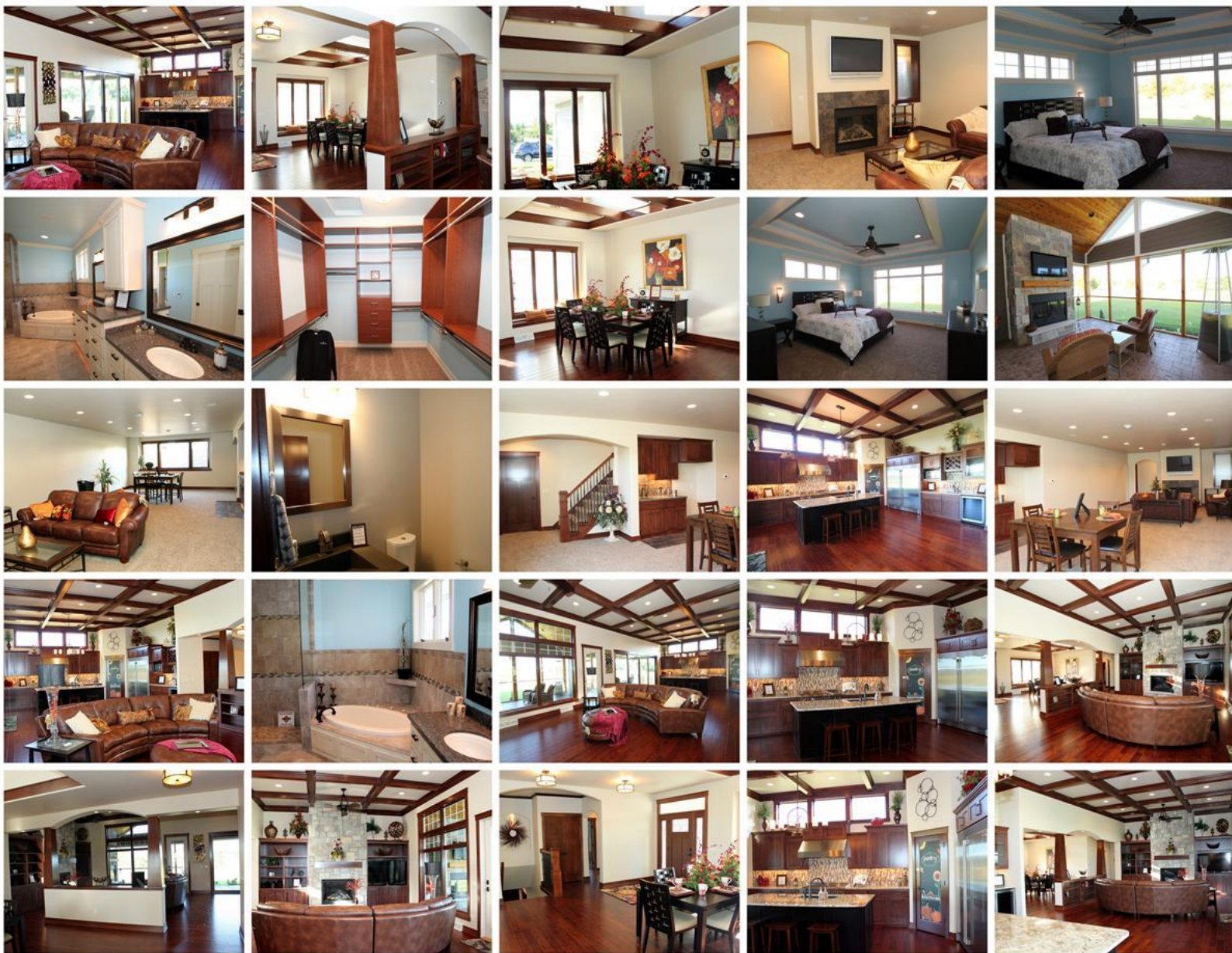
Wisconsin Focus on Energy certification and Green-Built home status provide you improved indoor air quality, peace of mind and decreased operating costs.



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

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



## **FEATURES**

- Spectacular Golf Course View!!!
- Exquisite & Practical split bedroom open floor plan on Beautiful 1/2+ Acre Lot with Finished Lower Level
- LP SmartSide Engineered Siding with Shake Accents has a 25-year Warranty on the Finish
- Shake Accent Siding, Hip Roof, Decorative Glass Front Door, and Real Stone Provide Stately Curb Appeal
- Pampering 1st Floor Master Retreat with Alcove Entrance, Lighted Tray Ceiling, Custom Walk-In Closet, Jacuzzi Pure Air Spa Tub with Tile Surround, 2 Sink Vanity with Silestone Countertop, and Walk-In Tile Shower
- Spacious Kitchen with Custom Maple Cabinets, deep Cook's Prep Island with Snack Bar, Hand-Scraped Wood Floors, Glass Tile Mosaic Back-splash, Granite Countertops, Convenient Corner Pantry and Elegant Pendant Light
- Large Dining/Flex Area with Lighted Custom Beam Ceiling
- Functional Garage Foyer with Custom Lockers and Technology Charging Station
- 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, Niches, Bookcases and Lockers offer great custom touches
- Great Room has Soaring 12' Ceiling with Custom Beams, Gas Fireplace with Full Height Stone Surround, and Massive Bookcases with TV Shelf
- Custom Profile Wide Maple Moldings and Wood Windows Exude Quality and Craftsmanship
- Insulated and Drywalled Garage has durable finished garage floor, convenient 8' High Garage Doors & Stairs from The Garage to the Basement
- Advanced Energy Star Insulation and Air Sealing Package Saves \$\$\$
- Finished Lower Level has 4th Bedroom, Bathroom, and Rec Room Area with Wet Bar
- Certified Energy Star Home

## **ABOUT RAUTMANN CUSTOM HOMES**

- ESTABLISHED REPUTABLE BUILDER IN THE SHEBOYGAN AREA SINCE 1976
- CERTIFIED GREEN AND 100% ENERGY STAR/FOCUS ON ENERGY 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