

# PROPERTY INFORMATION

## AURORA RD WEST BEND, WI

### General Property Features

- Three distinct living spaces that flow seamlessly

### Unit A : 2 bedrooms | 1 full bathroom

- Front and back door access
  - Eat-in kitchen/dinette
  - Sink and countertop
  - Electric stove hookup (220)
  - Space for refrigerator
  - Large living room with vaulted ceilings and bay window with views
  - Private Fenced-in backyard with red and white producing grape vines
  - Can be fully closed off if drywalled
  - Coat closet that could open to Unit C
- Laundry room off garage

### Unit B : 3 bedrooms (1 finished) | stubbed for 1 full bathroom

- french style patio doors for double width entry at ground level
- multiple egress windows
- framed for 3 bedrooms, 1 finished
- stubbed for full bathroom, and private laundry
- mechanical room
- private covered outdoor space
- finish to suit
- Spot to add fireplace

### Unit C : 3 bedrooms | 2 full bathroom (bi-level, bedrooms and 1 full bath up)

- Juliet balcony with 3 architectural windows and high-point views of Washington County
- 3 large bedrooms upstairs with oversized walk-in closets
- Primary bedroom features: private balcony with own stairs down to ground level, skylights, walk-in closets
- Full bathroom attached to primary bedroom (walkthrough dual access)
- Eat-in kitchen with breakfast bar on main level open to living room
- Option for center island with sink hookup
- Washer and dryer in the kitchen
- Kitchen pantry with laundry chute
- Living room with private patio

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### Structure / Mechanicals

- Gas forced air Furnace installed 2017
- Commercial Hot water heater new 2024 (50 gallon)
- Well pressure tank
- Roof replaced 5 years ago with warranty (2020)
- Most windows replaced 5–6 years ago (2020)
- 3-tank septic system
- Private well
- Whole house wood burner (Woodchuck)
- Gas furnace + wood-burning furnace
- Generator ready
- Extra-large water heater
- Sump pump, Dry lower level
- 8 ft ceilings
- Fiber optic internet installed ~3 years ago

### Garage / Entry

- 4 car attached garage (deep)
- Wired and ready to add Garage heater

### Exterior / Land - Additional acreage available for purchase across the street

- Red and white grape trees
- Decorative trees
- Large vegetable garden
- Views for miles, highpoint in the area- elevated and dry lower level
- Room to add a pole barn, no restrictions
- ATVs road legal in the area
- Excellent wildlife
- Hunting allowed-Gun and bow hunting permitted
- 1.09 Acre lot

### Included / Excluded Items

- Freezer and generator are NOT included

### Additional Lot Available (Adjacent – listed seperately W5038 Beaver Dam Rd Wayne, WI 53090)

- Additional Town of Wayne lot for sale adjacent to the Aurora Road home
- Buildable if incorporating the old schoolhouse foundation
- Well on the property
- 200-year-old tree on site
- Gun and bow hunting permitted
- .56 acres