

Seller Improvements & Property Features

5102 Six Mile Rd Belgium, WI

Home Features

- 3 Bedrooms, 3 Full Bathrooms one on each level- 4th Bedroom possible in LL w/ egress windows
- Oversized 4-car attached heated garage
- Two spacious main-floor bedrooms
- First-floor laundry
- Primary suite overlooking the backyard and deck
- Private ensuite bath with double vanity and walk-in shower
- 10-foot cathedral ceilings
- Spacious foyer
- Transom windows providing abundant natural light
- Extra-wide staircases
- Sliding patio doors leading to an elevated deck overlooking approximately 35 acres

Lower Level

- Walk-out lower level with sliding patio doors to concrete patio
- 10-foot ceilings
- Kitchenette/bar area
- Den with full-size windows- future 4th Bedroom option
- Full bathroom
- Excellent space for entertaining or extended living

Bonus Storage

- Large hidden “Secret Room” above the garage with direct stair access from the garage
- Ideal for storage, hobby room, or future finished space

Outbuildings

- Large outbuilding is stubbed for a future half bath
- Boiler system with radiant in-floor heat
- Separate utility meters

- 200-amp electrical service in each building
- LED lighting
- Two propane tanks- one for home one for buildings
- Both outbuildings feature fiber-reinforced 6-inch concrete floors
- Concrete driveways
- Floor drainage installed along both buildings
- Hydraulic door on 'airplane hanger' larger building
- Both buildings connected by 'breezeway' addition for convenience

Mechanical Improvements

- New central A/C (2026)
- New furnace (October 2025)
- 200-amp electrical panel
- Gas fireplace
- Owned water softener and water treatment system
- Whole-house fresh air/heat recovery ventilation/purification system
- Mound septic system
- Sump pump located in flag garden

Land & Recreational Features

- Approximately 35 acres of scenic countryside meticulously landscaped
- Athletic field grass in lawns suitable for sports, events, and recreational activities
- Excellent property for ATV riding and outdoor recreation- trails throughout
- Cornfields currently leased to a local farmer- could be future equestrian space
- Serenity walking trail throughout the property

Orchard & Fruit Plantings

- Mature grape vines
- Raspberries
- Crabapple trees
- Plum trees
- Cherry trees
- Peach trees
- Apricot trees
- Mature apple trees
- Asparagus

- Rhubarb
- Permaculture Food Forest

Extensive Landscaping

- Approximately 100 Red Maple trees
- Approximately 50 Autumn Blaze and Celebration Maple trees
- Daffodils
- Tiger Lilies
- White Lilies
- Coreopsis
- Hosta patches
- Mulberry Everbearing plants
- Yucca plants
- Numerous additional annuals and perennials throughout the property
- Backyard holding garden used to cultivate and transplant landscape plants

Pond

- Backyard pond requiring little maintenance- currently dredged and clay-lined
- May be maintained as a pond or modified by a future owner (lined for swimming or filled and stocked with fish if desired)
- Sauk Creek traverses the far end of the property

Seller Notes

- All perennial plantings will remain with the property.
- Annual flowers and plants will be removed by the seller prior to closing.
- You will never find another property with this level of meticulous improvements