

# GOOD TO KNOW

## 3456 GEORGE CT WEST BEND

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### Property Highlights

- Lot: 1.3 acres ( $\frac{1}{3}$  wooded) with mature landscaping & seasonal perennials
- Removed 30 trees over the years
- Parking: 16'x30' for boat/trailer pad + 2 extra spaces
- Garage: 2.5-car with 7' clearance
- Extras: 12x12 shed, mulch path with ferns & lilies
- Nearby: Big Cedar, Little Cedar, Silver Lake
- Location: Quiet residential street – 15 min to West Bend Regional Airport, 7 min to high school

### Exterior & Systems

- Victorian architectural details
- Marvin double-hung windows (2012)
- LeafGuard gutters (2005)
- Roof replaced (2013)
- Gas fireplace insert & chimney redone (~2016)
- New A/C (June 2023)
- Furnace heat exchanger replaced (2023)
- Septic & well with lift station (pumped Oct 2024)
- Sump pump with battery backup
- Sidewalk (2011)

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### **Main Level**

- Open kitchen with solid wood cabinets & travertine backsplash
- Breakfast bar & eat-in dining area (open to family room w/ gas fireplace)
- TV stand included
- Formal dining room with crown molding & crystal chandelier
- Living room on main
- Half bath & laundry room
- Stepped concrete patio off kitchen (2010)
- Solid wood doors & generous closets

### **Upper Level**

- 3 spacious bedrooms
- 2 bedrooms share full bath (shower over tub)
- Oversized primary en-suite: bay window, jetted soaking tub, walk-in shower and 10-ft walk-in closet

### **Lower Level**

- Finished since 2000
- Recreation Room: 27×23
- Storage Room: 19×37