

Additional Information for 2045 Lost Dauphin

The purpose of this document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100 % accurate. An offer to purchase would dictate what is included in the sale of this property.

Entrance/Foyer

- Vintage carved front entry door has 2 side lights, metal knocker
- Exterior lantern fixtures
- Neutral ceramic tile flooring (brick pattern)
- Bruce hardwood pegged flooring
- Open staircase to Lower level
- Guest coat closet
- Window facing front (west)
- Neutral paint
- Ornate carved wood railing/ overlook to Lower level
- Carpeted stairs to Lower Level (Stairs and Landing are hardwood per seller)
- Cathedral beamed ceiling (pine)
- Vintage light fixture above stairs
- Door to Garage on landing
- Door to Half Bath

Half Bath

- Off of Foyer
- Neutral carpet
- Vintage sink with original faucet fixture
- Corian neutral top/stained cabinetry below
- Kohler toilet
- Sconce lighting on sides of full mirrors

Great Room

- Vaulted ceiling w/ stained wood beams (pine)
- Sliding glass doors to composite deck with panoramic river views
- Wood burning FP w/ full floor to ceiling fieldstone/raised stone hearth
- 2 additional windows (river views) w/blinds
- Neutral wool carpet
- Neutral paint
- Deck connects w/Kitchen Deck
- Ceiling fan
- Large bank of windows facing front of home with pecan trim/deep windowsills
- Arched openings to bedrooms area (step up)
- Arched opening to Dining Room
- Arched openings/railing overlook to Lower level/staircase

Dining Room

- Beautiful river views (3 large windows w/ blinds)
- Neutral carpet and paint
- Arched opening to Great Room
- Arched brick-bordered upper opening that overlooks stairs
- Arched opening to Kitchen
- Ceiling light fixture

Kitchen/Dinette

- Sliding glass doors (blinds) w/ river views
- Windows w/ blinds (river views)
- Wood burning FP w/ brick hearth/stucco wall/wood mantel
- Neutral ceramic tile flooring
- Neutral paint
- Ceiling has wood beams
- Additional window facing south w/ blind
- Black walnut cabinetry
- Neutral corian tops
- Built in desk /work area
- Double sink w/ stainless faucet and pull out sprayer
- Garbage disposal
- Brick and tile cooking alcove
- Recessed lighting
- Free-standing wood Butcher Block
- Pullout garbage and recycling
- Door to Back Hallway (Garage, Half Bath and closet)
- New dishwasher (2018)
- Jennair ceramic 4 burner electric cooktop w/ down draft vent
- Double Jennair wall ovens

Back Hallway Area

- Door to 3 stall Garage
- Door to Half Bath
- Coat closet
- Laundry chute
- Neutral tile flooring
- Ceiling light fixture
- Neutral paint

Half Bath

- Neutral tile flooring
- Neutral paint
- Lighting above mirror
- Sink/vanity

Master Bedroom/Suite

- Relaxing river views
- Sliding glass patio doors (w/blinds) with private composite deck/wood railing
- Neutral carpet
- Neutral paint
- Vaulted ceiling with wood beams
- Additional window w/ blind facing north
- Ceiling fan
- Double door closet
- Step up to Master Bath area

Master Bath

- Neutral wool carpet
- Neutral paint
- Walk in closet (8x6)
- Vanity area w/ stained cabinetry and sink/sitting area
- Wood ceiling beams
- Vanity area (8x6) has sconce lighting/ lighting above mirror
- Door to toilet/shower area

Toilet and shower area

- Neutral carpet and paint
- Vanity with stained cabinetry/Corian top
- Sconce above mirror
- Window with river view/blind
- Linen closet
- Walk in shower w/ sliding glass door /light above

Bedroom 2

- Carpet
- Neutral paint
- Ceiling light fixture
- Window w/ blind and drapes facing north
- Stained double door closet

Bedroom 3

- Neutral carpet
- Neutral paint
- Ceiling fan
- Windows w/blinds facing front and side (North and west)
- Stained double door closet

Bedroom 4

- Carpet
- Neutral paint
- Ceiling light fixture
- Windows w/blind facing west and south
- Stained double door closet

Full Bath

- Vintage ceramic tile flooring
- Double sinks with white Corian top
- Stained cabinetry below sinks
- Recessed lighting on soffit above sinks
- Full size tub/shower w/ sliding glass door
- Shower light
- Window w/blind facing south
- Linen closet

Lower Level (Walk-Out)

Landing

- Neutral carpet
- Neutral paint
- Door to Half Bath
- Door to Storage/Mechanical area
- Door to Laundry Room
- Large storage area tucked under staircase

Family Room

- River views/ sliding glass doors to concrete patio and 2 additional side windows floor to ceiling (blinds)
- 2 Large Picture glass windows overlooking pool room flanking fireplace (pool observation windows)
- Wood burning FP w/ floor to ceiling field stone/wood mantel and raised stone hearth
- Neutral wool carpet
- Neutral paint
- Wood beams on ceiling
- Wide arched plaster opening to Bar room
- Door to Pool Room

Bar Room

- Window w/ blind overlooking concrete patio/river
- Neutral wool carpet
- Neutral paint
- Wrap around wood bar is approx. 8x5 w/neutral laminate top
- Bar has open shelves for storage
- Bar sink
- Brass foot rail

Bar Room (Con't)

- Stained cabinetry
- Marvel under-counter bar refrigerator
- Electrolux stainless under counter wine refrigerator
- Recessed lighting
- Ceiling fan

Office/could be 5th Bedroom

- Large windows overlooking river w/ blinds
- Neutral carpet
- Built in bookshelves
- Overhead ceiling lighting
- Closet

Half Bath

- Neutral carpet
- Neutral sink/neutral laminate top
- Stained cabinetry
- Sconce lighting

Laundry Room/Craft/Storage

- Carpet
- Neutral paint
- Painted cabinetry above washer and dryer (included)
- Ceiling lighting

Pool Room

- Sliding glass door/river views
- Entire wall facing river is glass/additional windows
- Pine paneling and pine tongue in groove tray ceiling
- Sconce lighting on walls
- 3-inch thick concrete walls (no chlorine smell migration)
- Low maintenance pool
- Pool surround is indoor-outdoor carpet w/ drains
- Walk out to concrete patio area
- Honeywell humidifier (wall controls) for pool room
- Kubiak pool (18x30) with 5'6" depth/ shallow end is 3'6"
- Pool has a cover /solar blanket
- Maintained by Pool Works

Full Bath /Sauna Room

- Pine tongue-in-groove door to Peterson sauna
- Vintage tile flooring
- Neutral painted walls
- Sink w/ laminate top
- Walk in shower w/ glass door
- Lighting above mirror
- Sauna approx. 8x6

Mechanicals

- Mechanical room off of Pool Room
- Crown furnace (Boiler)
- April Air humidifier (new)
- AO Smith gas water heater (new 2017)
- Mini max water heater only for pool water
- American Standard furnace – heats pool room
- Sump pump
- Hayward pool pump
- Harmsco pool filter

Additional Mechanicals (Storage Room)

- Water Care water softener (own)
- AO Smith gas water heater (2013)
- White Frigidaire refrigerator included

Garage

- 3-car garage (2 openers)
- Keyless entry
- 2 windows facing south w/shades
- Door to south side yard
- Door to Foyer
- Floor drain/hose hookup
- Overhead lighting
- Pull-down stairs to attic

Outdoor/Exterior Features

- 140 feet of Fox River frontage
- Red tiled concrete roof
- All brick exterior
- Composite Deck (newer)
- Concrete patio (Lower Level)
- Parking pad/additional parking for several cars
- Asphalt driveway
- Permanent Schmitt dock
- Dock area has electrical and lighting

Miscellaneous:

- 6 panel doors throughout
- Spanish contemporary
- Intercom/radio system, functional
- Outlet for Ship to shore radio in kitchen (never activated)
- Average gas and electric per WPS: Gas \$122, Electric \$97
- VandeHei yearly roofing/gutter service
- Landscape Artisans for landscaping and snow removal
- Steve Malvitz tree maintenance
- Marty Metzler maintenance
- Pool Works
- Blindauer H/C

At A Glance

- Built in 1975
- Cement tile original roof-maintained yearly-100 year roof
- 5863 Square Feet (3086 Upper/2777 Lower)
- 1.04 Acre lot
- 140 Feet of Fox river frontage
- Permanent Dock
- Gas Electric approx. \$219/month
- Taxes (2017) \$15,364
- FMV \$772,200
- Offered at \$699,900