



Home Highlights Page

Indian Lakefront, 33519 Tice Avenue, Eau Claire MI 49111(#L-3830)

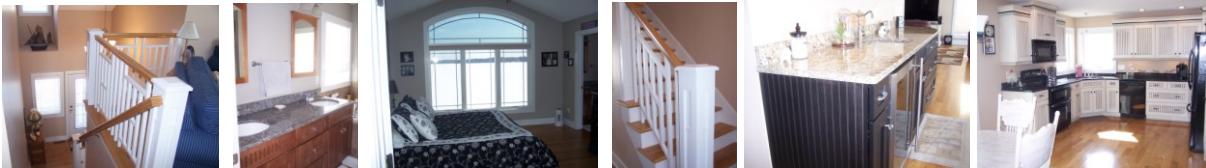


Construction items:

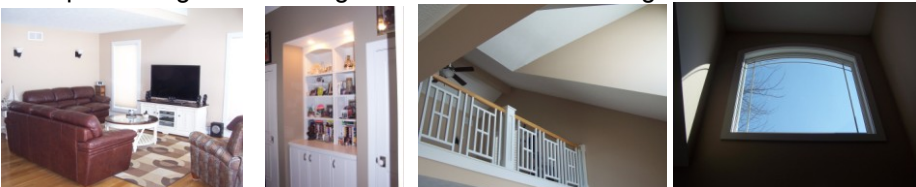
- Built in 2008. 2,160 SF custom built by premiere builder Terry Barter Construction (retired).
- Engineered foundation of house & detached garage built with helical piers & 12" wide walls & rebar reinforced.
- Concrete crawl space tiled & sump pump. Whole house Generac® propane fired generator. 2 x 6" exterior wall studs. Maintenance-FREE exterior cement board & shake siding. 30-yr dimensional architectural roof shingles.
- All utilities buried including electric, gas, cable, phone, & internet.
- Wayne Dalton® insulated garage doors with openers. 3-Car detached garage on back lot is 28x38 with attic storage. Wired for cable TV and phone. 200 amp Electric. Security system includes motion, smoke, water, & carbon monoxide. Galvanized steel sea wall. Maytag® appliances.
- Seamless gutters w/helmet protection guard systems require no cleaning. Solid core interior doors throughout, & attractive base trim, & custom installed stair banister & railings.
- HVAC 90% heat pump with propane gas furnace & humidifier. Copper water lines, two 40 gallon electric water heaters, water softener, & comfort height Kohler® toilets with easy close seats.
- 4" well & sub. pump, R19 walls & R40 ceiling insulation.
- Andersen® 400 Series Low-E w/Tempered glass & 6 ft casement windows w/white ¾" prairie style fine light grills & invis-screens on lakeside. Brushed nickel door hardware & Signature honeycomb shades, Roman shades, & faux wood blinds throughout. Thermatru® exterior doors w/Saratoga glass & Larson® Full glass storm door.

Lake Home Features:

- Master bedroom & bath, living, dining, kitchen, & family rooms **ALL offer panoramic lake views!**
- Upper floor master bedroom with large closets w/large eyebrow arch window overlooking lake, vaulted ceiling, & paddle fan. Master bath has Jacuzzi whirlpool tub w/LED lighting & salon spa air bath, , walk-in ceramic tile double shower w/Delta® Rain shower head & 72" comfort height Yorktown® solid wood vanity with double sinks & granite counter top w/ Kohler® under mount sinks.



- Designer grade kitchen with entire cabinetry of Yorktown® platinum series solid wood with soft close drawers & upper & lower moldings. Franke® stainless steel under mount sinks, Delta® brushed & stainless steel faucets. Wet bar has Danze® bar faucet, Magic Chef® built in wine & beverage cooler. All vanities are comfort height. Main floor living room, 2nd level family room, & den provide for large family or guest entertaining.
- 9' Flat ceilings & vaulted ceilings in Master Bedroom & other rooms. Built-in cabinetry in den which can be used as 4th bedroom or guest area. Under counter lighting in kitchen & bar area, ample recessed lighting & custom designer lighting fixtures throughout. Attractive dormers, columns, & cultured stone make for a coastal design lake home. Lakeside is vinyl, low profile to sea wall & custom Alumna-span maintenance free pier system w/carport configuration & large deck with bench seating.



- Entire house is beautifully painted & designed. Just bring your sandals & sunscreen & be prepared to relax!



Phone (269)782-4000 www.jerdon.net