



# DHC

DREAM HOME CEDARBURG

*336 Huntington Dr  
Cedarburg, WI 53012*

*Home for Sale by Owner*  
**\$899,000**

*This is an opportunity to purchase this wonderful home in Cedarburg, WI and experience the old world charm mixed with modern conveniences.*

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[DREAMHOMECEDARBURG.COM](http://DREAMHOMECEDARBURG.COM)



5.08 ACRES



4,625 SQ FT



5 BEDROOMS



4.5 BATHS



6.4 CARS



1749485



## PROPERTY FACTS

Price	\$899,000
2020 Taxes	\$9,420
Tax Key	#030320800300
SQ FT	4,625 SQ FT
Lot Size	5.08 ACRES
Year Built	1977
No. Stories	2
Property Type	Single Family Residential
Style	Cape Cod
Parking	Attached & Detached Garages, Large Driveway
Heating	Gas Forced Air - 2 Furnaces
Cooling	Central Forced Air - 2 Units
Exterior Features	Inground Pool, Patios, Wooded Lot
Municipality	Town of Cedarburg
Elementary School	Westlawn
Middle School	Webster
High School	Cedarburg
MLS Number	1749485

## AMENITIES



INGROUND POOL



CENTRAL - FORCED AIR



GAS - FORCED AIR



CABLE / SATELLITE



LARGE WOODED LOT



LARGE PRIVATE  
DRIVEWAY



SEVERAL PATIOS

## UTILITIES



ELECTRICITY



NATURAL GAS



SEPTIC MOUND



PRIVATE WELL

L	C	W	Bedrooms - 5 Baths - 4.5
M			Foyer 12 x 15 Ceramic tile floor, beveled glass doors to living room, open staircase
M		X	Living Room 15 x 19 Gas fireplace with custom tile and rich wood mantle, beveled glass doors to den, hickory floor
M		X	Dining Room 13 x 17 Built-in buffet, double china closet, chair rail, crown molding, beveled glass French doors to kitchen, cherry floor
M		X	Den 14 x 14.6 Beveled glass French doors, view of brick patio with pergola
M		X	Kitchen 20 x 23 Full custom remodel, crown topped maple cabinets, pantry cabinet, arched brick cooking center, 4 x 7 working island and 11 ft. angled entertainment island, stainless steel appliances, maple floor
M			Walk-in working pantry 8 x 8 maple cabinets, ceramic tile floor
M		X	Family Room 15 x 20 Full brick wall natural fireplace, white wood beamed ceiling, maple floor, French doors to brick patio with pergola
M		X	Powder Room Furniture vanity, upgraded lighting, hickory floor
M		X	Utility / Mud Room / Laundry Room 11 x 13.9 Double closet, built-in lockers, maple cabinets, pull-out shelves, lazy susan, Kohler utility sink, ceramic tile floor
M		X	c 13.8 x 16.1 Two walk-in closets, two double closets, window seat with storage, recessed lighting, hickory floor
M			Master Bath (#1) full wall vanity, two tall wall cabinets, shower over tub with ceramic tile surround, pendant lighting, ceramic tile floor
M			Master Bath (#2) Full wall vanity, three wall cabinets, linen closet, ceramic shower stall, linoleum floor
U	X		Bedroom 20 x 11 Walk-in closet, alcove, track lighting
U			Bathroom Raised cherry vanity, shower over tub with ceramic surround, ceramic tile floor
U	X		Bedroom 13 x 19 Three walk-in closets, door to floored attic, track lighting
U			Bathroom Raised cherry vanity, shower over tub with ceramic surround, ceramic tile floor
U	X		Bedroom 17 x 15 Walk-in closet, recessed lighting
U	X		Loft 14 x 20 irregular Study alcove, double-hung window, large sitting area
L			Bedroom / Office 14 x 18.6 Egress window, double closet, built-in bookshelf, recessed lighting, waterproof wood laminate floor

L= LEVEL - M (MAIN) U (UPPER) L (LOWER) C= CARPET W= WOOD



Truly an emotional and enchanting home! Unique and exceptional quality encompass comfort, class and impressive details. The chef's kitchen features two islands and is the heart of the home, opening to a popular gathering area and family room with natural fireplace. Adjacent living room features a gas fireplace. Lovely beveled glass doors throughout the lower level. First floor master suite has two full baths and two walk-in closets! Three spacious bedrooms grace the upstairs along with two full baths and a large loft area for reading, playing board games, or lounging. Private serene setting with beautiful seasonal gardens. Relax on one of the multiple patios, take a refreshing swim in the in-ground heated 20 x 40 pool, or enjoy the peacefulness of the walking trails that have been thoughtfully groomed in the wooded areas of the property. 3.5 car attached garage plus additional 2.9 car detached garage. Horses allowed.

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## *Improvements*

### **POOL – APPROX. \$20,229**

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- **2016 – \$1,700** Pentair Intellichlor IC-40 salt chlorine generator, wiring, plumbing and installation
- **2016 - \$1,050** Pool filter, sand filter, electrical & plumbing
- **2016 - \$6,900** Pool liner – resurface w/ vermiculite, new foam walls, new liner, water load from tank truck
- **2016 - \$2,749** Pentair lighting system and Intellibrite controller, installed
- **2018 - \$180** Solar cover (now using liquid cover)
- **2020 - \$6,500** Pool heater and variable speed pump, wiring, plumbing, gas feed, power panel
- **2020 – \$1,150** Polaris 9450 programmable robotic pool cleaner

### **HOUSE, GARAGES, YARD – APPROX. \$122,358**

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- **2015 – \$55,000** Added 3rd bedroom to upper level, walk in closet, furnace and A/C closet, all exterior work to match existing. Includes all electrical, re-ducting of furnace & A/C. (Bedroom 4 on data sheet)
- **2015 – \$500** Water detection device added to base of upper furnace
- **2015- \$3,900** Re-carpet upper and stairwell to upper. All walk in closets have carpeted floors
- **2015 - \$7,900** Rebuild attached garage interior – complete rebuild of interior and add heater. Insulate walls, blow insulation into attic, add OSB to finish all walls, add "OSB for attic flooring, install garage heater, run gas lines, add chimney vent, thermostat, ladder & access panel to attic
- **2015 - \$1500** Electrical for garage rebuild – lighting, wall outlets, power for door openers
- **2015 - \$ 850** Add entry door to NE corner of garage leading towards hill garden and detached garage
- **2015 - \$1,200** Add & update exterior lighting, add lamps to back porch & garage, entry doors
- **2015 - \$1,100** Kitchen, build enclosure with back shelves for refrigerator, includes electrical work
- **2016 - \$99** Add land line to backup cell phones in case of emergencies. Home no longer had active line
- **2016 – \$0** Clear vegetable garden (south of MBR), add soil, backfill ravine
- **2017 - \$7,273** New HVAC & air conditioner for lower level
- **2017 - \$5,268** New Furnace and associated duct work for lower level
- **2017 - \$1,847** Lower - Humidifier with hydrostat, UV air purification, polarized air cleaner, WiFi stat
- **2017 - \$1,398** Upper - Humidifier with hydrostat, polarized air cleaner, WiFi Stat (No UV in upper)
- **2017 – \$438** Custom duct work, add new seasonal air return vents DR & Den (Summer/Winter)
- **2017 – \$1,400** Garage door and liftmaster for detached garage
- **2018 - \$2,700** Paved sidewalk from driveway to north entry door – remove old sidewalk, raise elevation (it had settled over decades) rebuild substructure, then repave entire sidewalk with brick
- **2019 - \$6,400** Replace trim, clapboard, soffits, fascia anything that showed signs of aging
- **2019 – \$1,600** Rebuild dormers – remove old panels & planks, redesign to match home; clapboard siding with white trim; MiraTEC treated exterior composite (engineered product will never rot, lasts 50 years)
- **2019 – \$3,400** Landscape entire front yard and side area by cherry blossom – Remove old soil, turf and mulch. Level, add topsoil, level and grade, seed, sod and fertilize.
- **2019 - \$5,685** Replace cedar siding and trim, prime for paint.
- **2020 - \$12,900** Paint house & detached garage; complete exterior, clapboard, trim, fascia & soffits.

**Total - \$142,587**

This list is not representative of all costs of home improvements incurred since original purchase in 2004. It does, however, highlight the main areas of concern and represent major repairs and/or property improvement.

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## *Inclusions/Exclusions/Negotiable Items*

### **INCLUSIONS**

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- Kitchen appliances; SS Kenmore Elite range, refrigerator, dishwasher, and Microwave
- Washer and dryer
- All window treatments
- Cans of paint colors used in home (all labeled)
- Pool robot, cleaning tools, accessories, deck boxes
- Electric heaters and propane heater on back Patio
- Storage cabinets and shelves throughout home and garages.

### **EXCLUSIONS**

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- Seller's personal property
- All networking equipment in office including wall rack mount.

### **NEGOTIABLE ITEMS**

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- Large antique hutch in family room
- Refrigerators/freezer in basement and garage
- Patio Furniture, tables and chairs
- Workbenches in basement, 12' workbench in attached garage
- DR table with leaf extensions and eight chairs, two of which are captain chairs
- Barstools (seven standard height)
- Two large hickory storage cabinets in living room with pullout drawers
- John Deere tractors, Wagon, rear bagger system, pull behind leaf raker.
- Yard tools (we have multiples of everything)
- Wall rackmount in office including patch panel, 2 switches, rackmount battery backup with power strips. Including all Ethernet cabling, patch chords needed.

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