

SBlocs Homes LLC – Feature Sheet

N54W19277 BROADWING PL, Menomonee Falls, WI 53051

Exterior & Garage: Waukesha County GIS .23 Acres

- Private tree lined back yard at back of subdivision
- Pre-finished LP Smartside exterior with gable shake accents, aluminum soffits, seamless aluminum gutters
- 3.5 car garage, 2 garage door openers, drywalled, painted, 2 exterior coach lights & cement driveway
- Complete landscape package including finish grade, straw-mat seeded yard, mulch beds, boulder retaining wall, shrubs, trees & light post
- Composite 12'x12' deck with black metal railings and exterior lighting
- Covered front porch, stack stone accents, wrapped columns
- Deluxe front entry with double sidelite windows, recessed lighting, wired doorbell to support future camera doorbell
- 220 wiring for future EV charging in garage

Interior details: 4 Bedrooms + Den/office, 4 Baths, 3.5 Car 3165 total s.f.

- 9' ceilings, extra wide white base & trim
- 3 panel interior doors
- Matte black door handles, hinges & stair balusters
- Decora Electric switches & outlets
- Between the glass craftsman style upper window mullions
- White Low maintenance windows
- Matte Black Kohler faucets & fixtures
- Glass shower doors & towel bars all bathrooms
- Double back stairs to upper & lower level (picture window at stair landing to upper level)
- Designer LED lighting throughout

Main floor: 1287 s.f. per plan

- Front foyer featuring LVP floor, double door coat closet & deluxe lighting
- Den/office or extra bedroom: Glass panel French Doors, coffered ceiling with fan, double door closet with deluxe organizer
- Main floor full bath with shower, LVP floor, vanity with quartz counters, mirrors, towel bars, whisper quiet fan
- Great room – coffered ceiling, ceiling fan, floor to ceiling stack stone fireplace wall, contemporary mid-wall fireplace, recessed lighting

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Main Floor: 1287 s.f. per plan

- Gourmet Kitchen – White cabinets with crown molding, slow close doors & drawers, matte black chevron backsplash, undercabinet lighting, LVP floor, large quartz counter height island with seating and cabinet door access from both sides, deluxe island light fixture, Stainless chimney vent, Stainless LG appliance package including gas cooktop, built-in microwave, built-in oven, quartz countertops, large single bowl stainless sink, disposal, Matte Black Kohler faucet, recessed lighting, walk-in pantry with frosted glass door & deluxe organizer & lighting
- Open concept dining with deluxe LED fixture (open to kitchen & great room), 8' patio door to deck
- Back hall to garage - boot bench with coat hooks & upper cubbies

Upper Level: 1178 s.f. per plan

- LVP Hall & upper laundry room with cabinets & laundry sink
- Owner's suite – Tray ceiling with ceiling fan, recessed lighting, carpet, walk-in closet with deluxe organizer
- Owner's Ensuite Bath – Tile floor, dual sink vanity with quartz counter, matte black Kohler faucets, whirlpool tub with black Kohler faucet, Oversized walk-in tile shower with seat, 2 niches & black Kohler fixtures, linen closet, mirrors, towel bars, ultra-quiet fan
- Bedroom 2 – Carpet, walk-in closet with deluxe organizer, ceiling fan
- Bedroom 3 – Carpet, Double door closet with deluxe organizer, ceiling fan
- Hall Bath LVP Floor, Shower over tub, vanity with quartz counter top, single sink, Kohler matte black faucet, mirror, towel bars, ultra-quiet fan

Lower Level 700 s.f. per plan

- Lookout windows, family room with wet bar, quartz counter, shelf & beverage center, recessed lighting
- Full bath with shower, tile floor, vanity with quartz counters, mirrors, towel bars, whisper quiet fan
- Bedroom 4 – Lookout windows, carpet, double door closet with deluxe organizer, ceiling fan
- Carpeted & finished under stair storage
- Unfinished storage area & mechanical room – Poured concrete walls, active radon system, 75-gallon water heater, water softener, high efficiency furnace & central air