

## **PROPERTY DETAILS - N528 Park Drive, New Auburn, WI 54757**

### **Core Property Highlights:**

- **TURN-KEY & FULLY FURNISHED:** Move-in ready! Includes all high-quality furnishings for immediate lakeside living.
  - **PREMIER CHAIN LAKE LOCATION:** N528 Park Drive, New Auburn – highly desirable address on a celebrated Wisconsin lake.
  - **EXPANSIVE LOW-ELEVATION FRONTAGE:** 164 ft of prime, easily accessible shoreline.
  - **SPECTACULAR WESTERN SUNSETS:** Enjoy breathtaking evening views over the water.
  - **CRYSTAL-CLEAR CHAIN LAKE:** 1250 acres, 78 ft deep, renowned for superior water quality and sandy/rock bottom.
  - **PRIVATE .91-ACRE LOT:** Ample space for privacy and outdoor enjoyment.
- Unmatched Construction & Comfort Systems:**
- **FORTRESS-LIKE ICF CONSTRUCTION (2018):** 13-inch thick Insulated Concrete Form walls offer exceptional energy efficiency, storm resistance & soundproofing.
  - **MAXIMUM THERMAL ENVELOPE:**
    - Attic space meticulously spray foamed.
    - An additional 12 inches of cellulose insulation in the attic.
  - **ULTIMATE CLIMATE CONTROL:** Whole-house in-floor heating AND cooling for consistent year-round comfort.
  - **WHOLE-HOUSE GENERATOR:** Guarantees uninterrupted power, security, and comfort.
  - **EFFICIENT WASTE MANAGEMENT:** Features a 2-Chamber Mound Septic System.
  - **PREMIUM MARVIN WINDOWS:** Top-tier for beauty, durability, and energy efficiency.
  - **SOLID FOUNDATION:** Built on a robust 50-inch below-grade footing.
- Exquisite Outdoor Living & Lakeside Amenities:**
- **LOW-MAINTENANCE EXTERIOR:** Durable all-metal seamed roof & LP Smart Siding.
  - **SMART & IMPECCABLE LANDSCAPING:** Professionally designed for beauty with seamless drainage & a full-yard irrigation system offering phone-controlled full automation.
  - **MULTIPLE ENTERTAINING SPACES:**
    - Stamped Concrete Patio for lakeside dining.
    - Insulated & Screened Sun Porch for bug-free relaxation.
    - Custom Fire Pit for memorable evenings.

- **PREMIUM FLOE DOCK SYSTEM:** Includes an 8,000 lb boat lift & bottom-cleaning Hydrosweep (60ft radius).
  - Additional area for dock expansion.
  - Brand new lift cover included.
- **CONCEALED 1000-GALLON LP TANK:** Buried for pristine lawn aesthetics.
- **SPACIOUS STORAGE SHED:** Ideal for all lawn equipment and lake toys.  
The "Garage-Mahal" – Beyond Parking & Smart Home Hub:
- **60-FT WIDE, 6-CAR GARAGE:** An enthusiast's dream with ultimate storage and workspace.
- **RV/LARGE BOAT BAY:** 14-ft tall center door, full hookups (sewer, water, 50-amp electric).
- **CLIMATE-CONTROLLED GARAGE:** Features AC unit & mini-split system (new in 2023) for year-round use.
- **COMMERCIAL-GRADE FEATURES:** Metal trench drain & R16.55 insulated doors.
- **DEDICATED UTILITY, SECURITY & SYSTEMS ROOM (IN GARAGE):**
  - Kohler Generator Panel (feeds whole-house generator)
  - EMP (Electromagnetic Pulse) Protection Panel
  - OnQ Panel for Cat-5 wiring
  - 5-Camera Nest Security System for comprehensive monitoring
  - High-Efficiency Furnace & Water Heater
  - Owned 16-Unit Water Softener
  - ICF Air Exchange System
  - Variable Speed Well Pump (constant high pressure)
- **GARAGE ENTERTAINMENT & WELLNESS:** Includes full Bose sound system, infrared sauna & large flat-screen TV.  
Spectacular Fully Furnished Interior – Design & Accessibility:
- **ELEGANT ZERO-ENTRY FOYER:** Featuring unique refurbished telephone redwood tree pillars.
- **ACCESSIBLE DESIGN:** Wide 36-inch doorways throughout the home.
- **SOARING CEILINGS (10 & 15 FT):** Creating a grand, open, and airy atmosphere.
- **SPRAWLING OPEN FLOOR PLAN:** Ideal for modern living and entertaining.

- PREMIUM LVP FLOORING: Stylish, durable, and low-maintenance throughout.
  - EXQUISITE CUSTOM MENNONITE CABINETRY: Superior craftsmanship in every room.
  - NATURAL CHERRY WOOD ACCENTS: Used for all trim, barn doors, and pocket doors.
  - DESIGNER CEILINGS: Featuring refurbished Douglas Fir beams and Basswood.
  - INTEGRATED WHOLE-HOUSE SURROUND SOUND: For an immersive audio experience.
- Gourmet Kitchen & Inviting Living Spaces (All Furnished):
- CHEF'S DREAM KITCHEN: 15-ft ceilings, floor-to-ceiling custom cabinets.
  - PREMIUM APPLIANCE PACKAGE: Features high-end Thermador appliances complemented by a KitchenAid microwave.
  - KITCHEN WATER PURIFICATION: Dedicated Reverse Osmosis (RO) filtration system at the kitchen sink for exceptional drinking water quality.
  - LIVING ROOM WITH PANORAMIC LAKE VIEWS: Large windows perfectly frame the water, ensuring privacy.
  - STUNNING DOUBLE-SIDED FIREPLACE: Enhances ambiance in both the living room and master bedroom.
  - LIVING ROOM CONVENIENCE CENTER: Dedicated area for electronics and a beverage mini-fridge.
- Luxurious Bedrooms & Spa-Like Bathrooms (All Furnished):
- THREE SPACIOUS BEDROOMS & 2.5 BATHS.
  - ELEGANT GUEST BATHROOM: Custom-built shower with premium tile.
  - GUEST BEDROOM EN-SUITE
- OPULENT MASTER SUITE – A PRIVATE RETREAT:
- Large Walk-In Steam Shower.
  - Luxury Tile Floors.
  - Chic Vanier Accent Wall.
  - Double Vanity with Granite Countertops.
  - Privacy Windows.
- ULTIMATE SECURITY – MASTER BUNKER ROOM:
- 13-inch thick concrete walls.
  - FEMA 320 Safe Door.
  - Includes Gun Safe.
  - Custom Walk-In Closet with direct laundry escape access.

- GRANITE COUNTERTOPS IN ALL BATHROOMS.

High-Capacity Laundry & Utility:

- COMMERCIAL-GRADE LAUNDRY: Two large Maytag washers & dryers for heavy-duty lake life needs.
- SMART ACCESS: Conveniently located with access from the master.

**OPTIONAL ITEMS AVAILABLE FOR SEPARATE PURCHASE:**

- Kubota Tractor
- Kubota Zero-Turn Lawn Mower
- Custom Mobile Refueling Tank – 75 gallons (Inquire for details and pricing regarding these valuable property maintenance assets.)