

DISTINCTIVE FEATURES

W5975 PHEASANT LANE, PLYMOUTH

Exterior & Grounds

- LP SmartSide engineered wood siding, offering timeless curb appeal with durability and low-maintenance care
- Meticulously designed landscaping enhanced by professional lighting on the grounds, soffits, and deck for striking day-to-night beauty
- Grand circle driveway complemented by a newly paved blacktop drive and stamped concrete front porch
- Composite deck and rail system, built for both style and longevity
- Attached garage with epoxy floors for a polished, clean look
- Additional detached 36' x 26' heated garage for 2+ cars or a workshop
- LeafGuard gutter system with transferable lifetime warranty

Interior Luxury Finishes

- Natural wood-burning fireplace with a convenient gas line option
- Indoor hot tub located in the sunroom for year-round relaxation
- Integrated sound system on the main level and outdoors, ideal for entertaining
- Abundant new windows that fill the home with natural light
- Granite overlay kitchen countertops paired with elegant under-cabinet lighting in multiple spaces

Primary Suite

- Expansive primary suite with his & hers closets, a cozy sitting room/library, private deck access, and an additional cedar closet
- Luxurious primary bath renovation featuring heated tile floors, custom tilework, soaking tub, heated towel rack, and dual vanities
- Spa-inspired shower with DTV, rainhead, body sprays, and elegant fixtures

Comfort & Convenience

- Zoned heating and cooling for personalized comfort
- Energy study completed in 2010 with added insulation and sealing for efficiency

PROPERTY INFORMATION

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Utilities & Services

- **Gas:** Wisconsin Public Service – approx. \$121/month average
- **Electric:** Plymouth Utilities – approx. \$199/month average
- **Water:** Private well
- **Sanitary:** Conventional septic system
- **Garbage Service:** JD Trucking – \$188.86/quarter, Thursdays
(pickup at end of driveway; house pickup available for an additional fee)
- **Internet/Cable:** Spectrum is current provider

Inclusions

- **Kitchen:** Oven, Cooktop, Refrigerator, Dishwasher, Disposal
- **Mudroom:** Refrigerator, Washer, Dryer
- **Sunroom:** Refrigerators, Ice Maker, TV, Hot Tub Supplies
- **Entertainment:** Pool Table + Accessories, TV Wall Mounts, Speaker System (main level & outdoors)
- **Miscellaneous:** WiFi Thermostat, Window Treatments, Water Softener (owned), Basement Wooden Shelving, Basement Paint/Shelf, Extra Tile/Carpet, Detached Garage Shelving, Detached Garage Workbench, Extra Shingles/Siding

Exclusions

- Seller's Personal Property
- Security Cameras/System
- Microwave & Upright Freezers

Additional Notes

- Some furnishings are negotiable

HOME IMPROVEMENTS & UPDATES

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Additions & Remodels

- Primary suite remodel with spa-inspired finishes – 2018
- Family room remodel with updated design – 2017
- Living room and kitchen remodel, blending style and function – 2014
- Sunroom remodel, creating a year-round retreat – 2013
- Major addition/remodel by previous owner (primary suite, 2 north downstairs bedrooms & bath, sunroom, foyer) – 1993

Exterior & Structure

- Freshly paved blacktop driveway, creating welcoming approach – 2024
- Landscaping enhancements with outdoor lighting for curb appeal and evening ambiance – 2021
- Stamped concrete front steps for durability and charm – 2020
- LeafGuard gutter system with transferable lifetime warranty – 2011
- LP SmartSide siding/exterior refresh – 2011
- Roof replacement with transferable warranty – 2010

Windows & Doors

- Majority of windows and 3 main patio doors replaced – 2021
- Front doors replaced – 2011

Mechanical & Systems

- Water softener – 2023
- Ice maker – 2023
- Water heater – 2020
- Furnace (upstairs) – 2018
- Humidifier (upstairs/main) – 2018
- Air conditioning (upstairs) – 2018
- Humidifier (north) – 2014
- Furnace (sunroom) – 2012
- Air conditioning (sunroom) – 2012
- Furnace (north) – 2011
- Energy efficiency study with added insulation & sealing – 2010
- Furnace (downstairs) – 2009
- Two garage heaters (age unknown)
- Sump pit present but no sump pump (never needed)

Flooring

- Luxury vinyl plank in both downstairs bathrooms – 2019
- Lower-level carpet in hallway and bedrooms – 2018
- Living room, office, sitting room – 2017
- Sunroom tile – 2013

Garage

- Detached garage door opener – 2024
- Garage epoxy floor – 2023
- Garage door opener (west door) – 2017