

# Wrightwood Condominiums

WRIGHTWOOD of Lake Geneva is a nine acre wooded luxury condominiums and pets are welcomed. WRIGHTWOOD will have a total of 70 units in 8 buildings on the nine acre property upon completion. WRIGHTWOOD is located within walking distance to the scenic lakefront and downtown resort area, filled with many shopping and dining alternatives. WRIGHTWOOD is a quiet community with all of the conveniences of downtown living.

WRIGHTWOOD condominiums are built with you in mind. The two story buildings have elevators and heated underground parking garages with private storage units for your convenience. The buildings have keycard access, fire sprinkler systems that are electronically monitored, water softener systems, handicapped accessible entrances, and lobby mailboxes. The property has two acres of wooded conservancy land with mature trees and beautiful landscaping.”

WRIGHTWOOD is a Frank Lloyd Wright inspired prairie style design development. The attention to detail and fine craftsmanship are noticed from the moment you enter the ledge stone pillar entrance. The things that are considered upgrades to most builders are our standards. All of the units have four-season sunrooms, laundry rooms, and gas fireplaces. All appliances are included. Behind each building there is a patio for all to enjoy with a gas grill, bench, table and chairs.

## Condominium Units

The five distinct floor plans available at WRIGHTWOOD are the: **Maple, Poplar, Oak, Birch and Walnut**. The Maple, Poplar, Birch and Walnut units are 2 bedroom/2 bath units. The Oak units are 3 bedroom/2 bath units. The Poplar units have dens. The units range from 1,038 to 2,059 square feet. There are ten units in each two story building (five per floor). There are cathedral ceilings in the second floor units, and 9 foot ceilings in the first floor units. Prices start at \$295,000 but check the enclosed unit price sheet for updated information.

Every unit has an A.O. Smith gas hot water heater and Bryant high efficiency gas furnace and central air conditioner. The range and dryer are gas, but you may choose electric. All recessed lighting is controlled by dimmer switches. The kitchen has under-counter lighting. The units have gas fireplaces and four-season sunrooms. The laundry rooms have Maytag washers and dryers, laundry sink, and cabinets.

The mill work selected is hand sawn solid oak by Amish craftsmen in central Wisconsin. Our gourmet kitchens offer Merillat "Classic Series" cabinetry in a variety of styles and finishes. All fixtures are Kohler. Carpets are Mohawk, Shaw and other quality brands. The appliances include stainless steel front, dual zoned temperature refrigerator, 30" gas self-cleaning oven and range, high pressure jet spray, quiet pack insulated dishwasher and under-counter mounted high capacity microwave oven with multi-speed exhaust fan and night-light. The floors have a 5/8" sub floor with a top layer of 3/4" gypcrete over a 3/8" rubber sound insulation, for added strength, and sound and fire proofing. First level ceiling joint construction includes two foot separation between floors, sound insulation and two layers of 5/8" ceiling drywall. There are abundant wall power outlets and phone and cable jacks.

Choices for flooring tile, carpet, cabinets, granite color, trim, door and cabinet hardware, light fixtures, bathroom plumbing fixtures, and paint colors can be yours. We are here to work with you. We have an onsite specialist to help you with your selections and pricing. Don't hesitate to let us know what you think. WRIGHTWOOD is built with the homeowner in mind. From our friendly professional sales staff, to our design and construction team, we want to provide you with the quality and luxury that you deserve.

## **Condominium Association**

The association dues are \$225 per month. The dues cover the following: common area maintenance of the buildings, landscaping, common area utilities, common area insurance, garbage pickup, snow removal, and reserve fund.

