

# History of 1781 East Fence Lake Road

Historical ownership of property provided in binder.

Kobussen purchased the main property in November 2017.

Lot to the south was purchased in 2018.

**Initial remodel** started in March 2018 (Jennings and Woldt) and ended in early 2020. This extensive remodel involved a complete gut of the house from the studs in on both floors, plus the addition of the single car garage. Every aspect of the home was re-done including all fixtures, lights, and interior walls.

**Boathouse repaired and remodeled** in 2020 (Tom Wilde). This included a complete gutting of the original boathouse, shoring up the structure, new doors, paint, and the ceiling.

**Current remodel** started in October 2021 and will end in June 2022. (Northwoods Builders). The remodel included destruction of the cabin on the property and the completion of the Sun Room/Screen Porch, Workout Room, Den, two bedrooms, and one additional bath.

## Install/completion dates of key components:

- Roof 2018
- Hot Water Heater 2018
- All appliances 2019
- Furnace 2022
- Well 2022
- Septic 2022
- Slate Patio 2021
- Lower Decks 2022

## Key Facts and Figures 1781 East Fence Lake Road

	Lake Frontage (SW)	Acreage
Main lot	228.92	4.950
South lot	<u>103.71</u>	<u>2.390</u>
<b>Total</b>	332.63	7.340

## Interior Space

Main Floor	2250
Lower Floor	1800
Addition	852
Screen Porch	<u>432</u>
<b>Total</b>	<b>5334</b>

## **Items that remain to be completed**

- Vanity fix in lower bathroom (June)
- Electrical including lift station, outlets in small garage, Finally Garage power, Upper powder room lights flickering, finish work in addition (June)
- Generator (Fall 2022)
- Patio reset and sealing (Summer 2022)
- Landscaping (June 2022)
- Addition bathroom shower door and vanity top (Summer 2022)

## **Items Not Included in Sale (all items negotiable)**

- All furniture
- All art and decor (excluding Cypress wall piece)
- Personal items
- Kitchen items
- Steel storage racks

## **Items Included in Sale**

- Appliances, including refrigerator in garage
- Piers
- Cypress Wall Piece
- Mounted Lower Level TV
- Three Nest Cameras and Nest Doorbell
- Lutron Main Switch for light control

## **Items for Sale**

- Bennington Pontoon
- Sea Doo Trixx
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- Chrysler Mutineer Sailboat
- Five Kayaks
- Two Stand-Up Paddleboards
- Pontoon Lift
- Two Sea Doo lifts

- Sailboat lift
- Teak Deck furniture (eight pieces)
- Eights Adirondack chairs