

# PROPERTY DETAILS

W1758 Spring Prairie Rd

Burlington, WI 53105

House & Workshop On 2.11 Acres – Walworth County

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- **2,408+/- Square Foot House Built In 1976**
- **Natural Gas / Fiber (Spectrum) / Well / Septic**
- **4 Bedroom / 3 Bathroom / Office / 4 Season Room**
  - **Wood Burning Stove In 4 Season Room**
- **Playhouse Out Back Is Included**
- **2 Car Attached Garage Is 353.5+/- Square Feet**
  - **1' Of Blown In Insulation**
  - **Steel Ceiling – 2022**
  - **Garage Door Opener – 2023**
  - **Garage Door Spring - 2024**
- **House Purchased In 2012 (Owned For 14 Years)**
- **Basement Remodel 2020**
  - **Bathroom/Bedroom/Office/Game Room/Egress**
- **200 Amp Electric Service In House & Workshop**
- **220 Volt Electric Service In Workshop – 2 Outlets**
- **Workshop Built In 2016 – 1,500 Square Feet**
  - **2x6 Framing / 30'x50' / Radiant Above Tube Heat**
  - **8" Concrete Curb (No Mice)**
  - **Thick Concrete Floor Over 2" Foam/Vapor Barrier**
    - **No Cracks**
  - **10' x 16' Garage Door / 12'-6" Ceiling**
  - **18" Of Insulation Above Metal Ceiling (R50)**

- **Metal Roof**
- **Trench Drain / Goes To A Pit On The East Side**
- **Cold Water Bib (Inside & Outside)**
  - **Shallow Pipe – Shut Off In Winter**
- **Built In Workbenches, Shelving & Loft**
- **New Windows 2014 (Jeld Wen)**
- **New Furnace 2025 (Trane)**
- **New Water Heater 2025 (40 Gal)**
- **Septic Inspected In 2020 During Basement Remodel**
- **New Siding / Soffit / Facia / Gutters 2014**
- **Roof Is 15 years old**
- **Water Softener 2013 (Owned)**
- **Whole House Water Filter In Basement**
- **No Need For Iron Filter, But “Iron Out” Added To Softener**
- **Upgraded Foundation For 4 Season Room 2024**
  - **Crawl Space Under 4 Season Room (19.5’x10’x16” Tall)**
  - **Could Modify Duct Work To Bring Heat To 4 Season Room**
- **Conventional Septic System**
  - **House To Septic Sanitary Line Switched From Cast Iron To PVC In 2016**
  - **Septic Last Serviced In Dec. Of 2024 (Pat’s Pumping)**
- **Shared Well With 2 Neighbors (See Agreement)**
  - **All 3 Homes Have New Well Pressure Tanks - 2016**
  - **Annual Water Bill - \$120+/- Each**
  - **All Underground Water Piping Upgraded From Galvanized To Directional Boring With 1” PEX In 2016**
  - **Neighbor Upgraded Electric For All 3 Homes In 2016**

- **Middle House Has Separate Electric Meter**
  - **All 3 Homes Split The Bill – 1/3 Each**
- **If Main Pump Goes Out, It Would Be Split 3 Ways**
- **All Indoor Water Piping Upgraded To PEX In 2016**
- **Concrete Driveway, Parking Slabs & Patio (No Cracks)**
- **Planted Tree Line**
- **North 1 Acre Is 100% “Plano Silt Loam” With A NCCPI Score Of “82” (Great For A Large Garden)**
- **Hickory Wood Floors & Cabinet Doors In Kitchen**
- **Blown In Insulation In Attic – 18” (R50)**
- **Added Larger Entryway / Mudroom / Built In Shoe Cubbies**
- **Built In Pantry Off Kitchen**
- **House Foundation Reinforced & Insulation (No Mice)**
- **Sump Pump In Basement NEVER Runs**
  - **Can Use PVC Pipe To Run Extension Cord Outside To Hook Up To Generator If Needed (Loss Of Power)**
- **Sanitary Pump For Laundry & Floor Drain**
- **Sanitary Pump For Downstairs Bathroom**

### **Only Known Issues:**

- **Carpet In Front Room Has A “Lip” Near Kitchen**
- **Carpet In Southwest Upstairs Bedroom Has “Ripples”**

### **NOT Included:**

- **Air Compressor / Desk In 4 Season Room Desk & In Upstairs Bedroom / Sellers Personal Property**

### **Miscellaneous:**

- **Option To Purchase:**
  - **Gun Safe In Basement (Bill Of Sale)**
  - **2023 Toro Zero Turn - 45 Hours (Bill Of Sale)**
- **9 Minute Drive To “43”**
- **13 Minute Drive To “Downtown Lake Geneva”**
- **19 Minute Drive To “Illinois Border”**
- **45 Minute Drive To “Downtown Milwaukee”**
- **Drone Pictures From 10/08/25**
- **Outdoor Ground Pictures From 01/16/26**
- **Inside Pictures From 01/30/26**