



d'aprile properties®



VILLAS AT *Lakeview Terrace*



Home Building & Remodeling
"Since 1974"

www.Kim-Tracy.com



262.325.6014



Office: 104 W Main St. , Fontana, WI 53125

Email: ktracy@daprileproperties.com

**** Sales Brochure subject to change without notice | Sales Brochure Only 08/3/16 ****

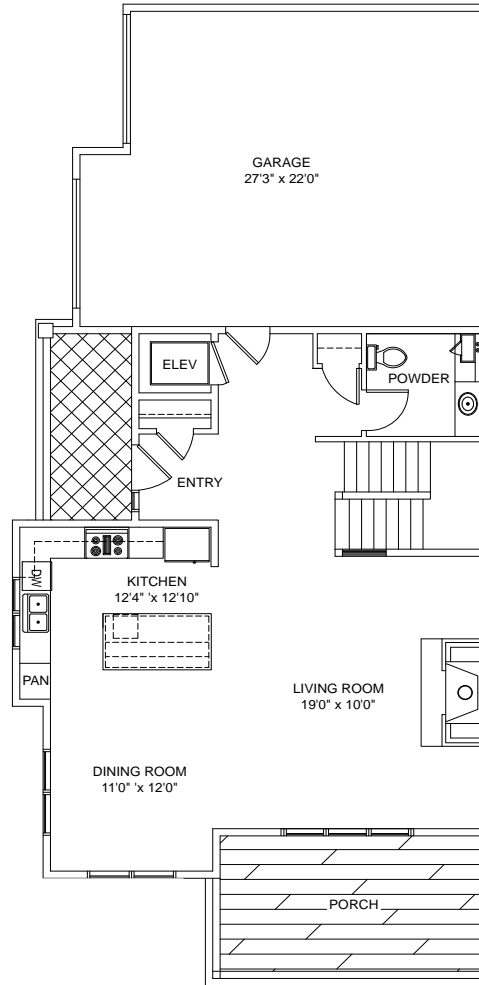


d'aprile properties®

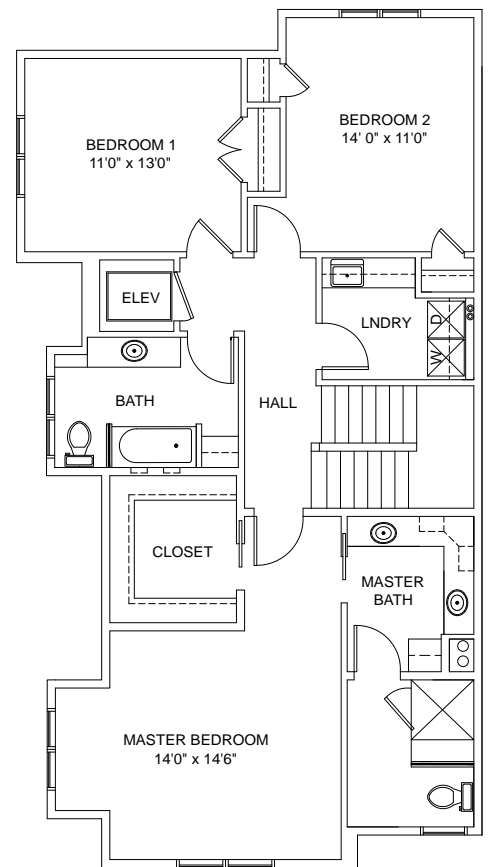
VILLAS AT Lakeview Terrace



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 1 & 4

LOCATION: 260 THIRD AVENUE & 270 THIRD AVENUE

SQ FT. : 3,408

PRICE: SEE ATTACHED PRICE LIST



d'aprile properties®

VILLAS AT Lakeview Terrace



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 1 & 4

FEATURES:

3 Bedrooms (optional 4th in the lower level), 3 ½ baths, finished walkout lower level, Private Elevator, Fire sprinkler protection system, Open floor plans, 9' ceilings, 2 fireplaces, Private decks & patios, Oversized 2 car garage, Professionally landscaped.

*** Homeowners association monthly fee TBD includes landscape maintenance, snow removal, maintenance repairs, outside lighting, insurance & misc.*

www.Kim-Tracy.com



262.325.6014



Office: 104 W Main St. , Fontana, WI 53125

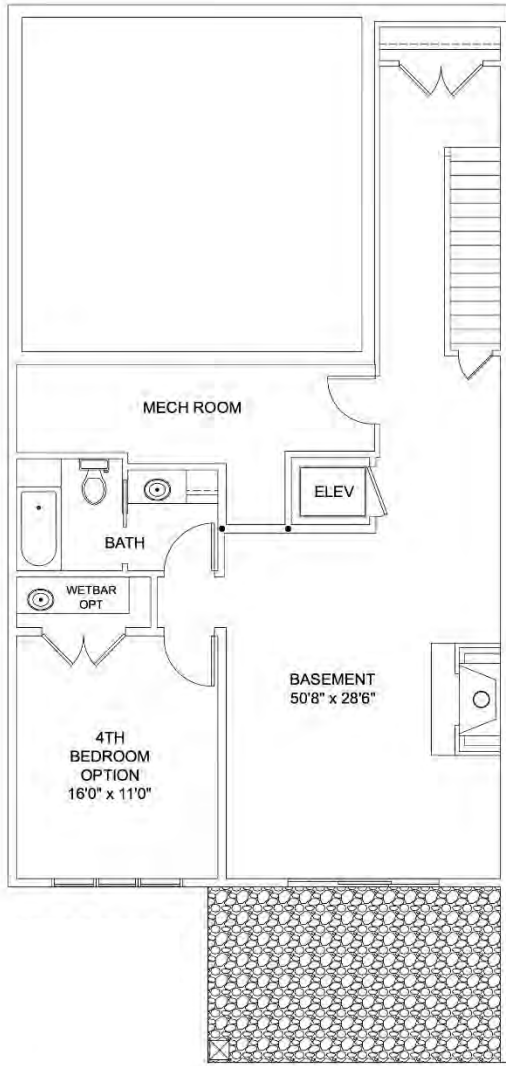
Email: ktracy@daprileproperties.com

**** These plans are subject to change without notice. | Sales Brochure Only 08/20/16 ****

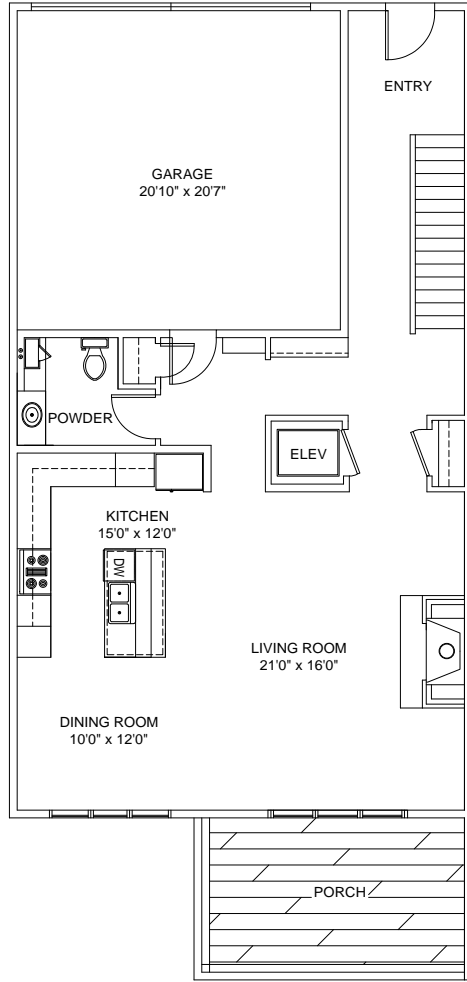


d'aprile properties®

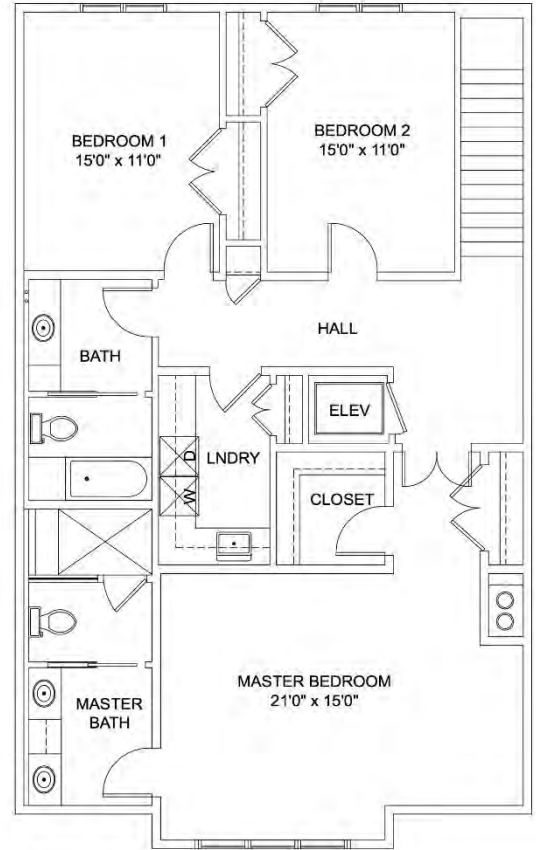
VILLAS AT Lakeview Terrace



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 2 & 5

LOCATION: 264 THIRD AVENUE & 274 THIRD AVENUE.

SQ FT. : 3,684

PRICE: SEE ATTACHED PRICE LIST





d'aprile properties®

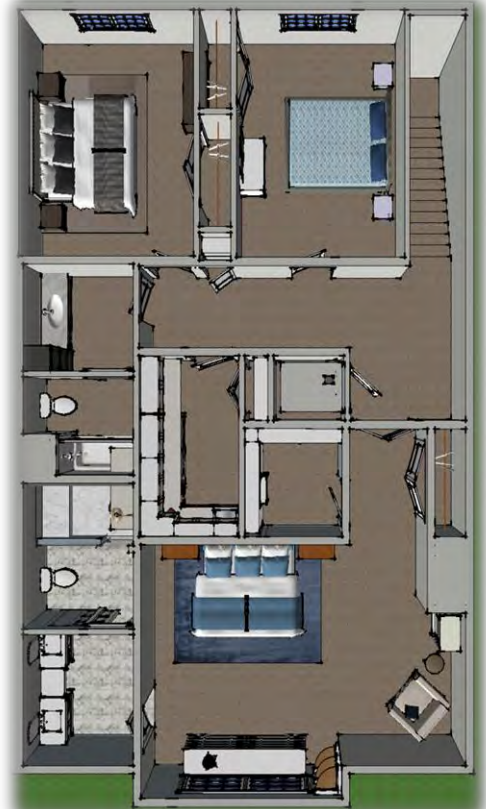
VILLAS AT *Lakeview Terrace*



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 2 & 5

FEATURES:

3 Bedrooms (optional 4th in the lower level), 3 ½ baths, finished walkout lower level, Private Elevator, Fire sprinkler protection system, Open floor plans, 9' ceilings, 2 fireplaces, Private decks & patios, Oversized 2 car garage, Professionally landscaped.

*** Homeowners association monthly fee TBD includes landscape maintenance, snow removal, maintenance repairs, outside lighting, insurance & misc.*

www.Kim-Tracy.com



262.325.6014



Office: 104 W Main St. , Fontana, WI 53125

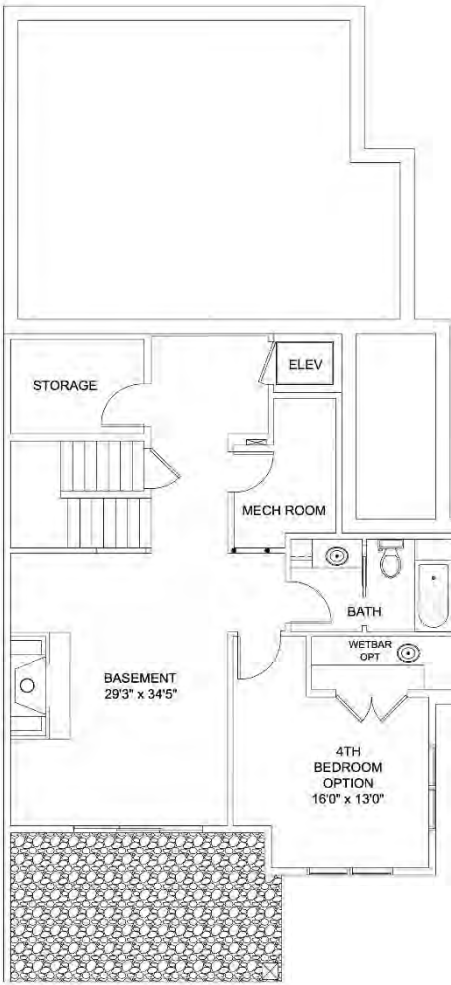
Email: ktracy@daprileproperties.com

**** These plans are subject to change without notice. | Sales Brochure Only 08/20/16 ****

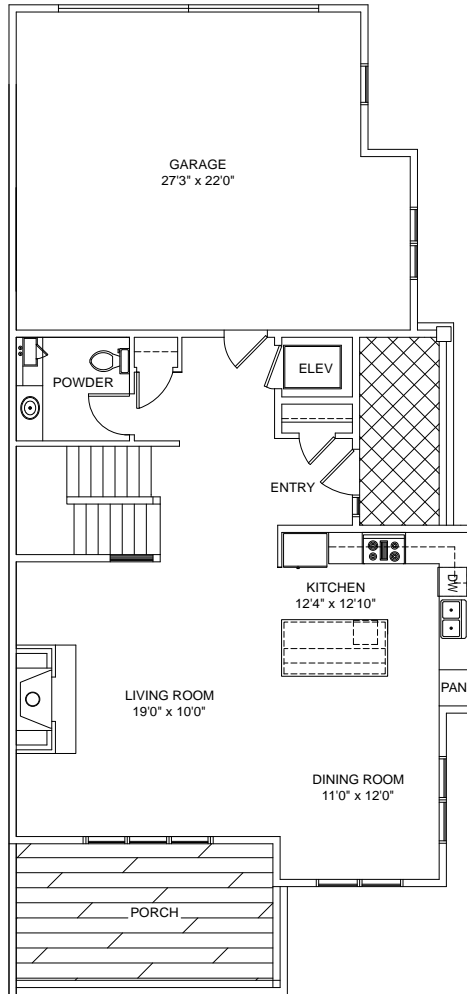


d'aprile properties®

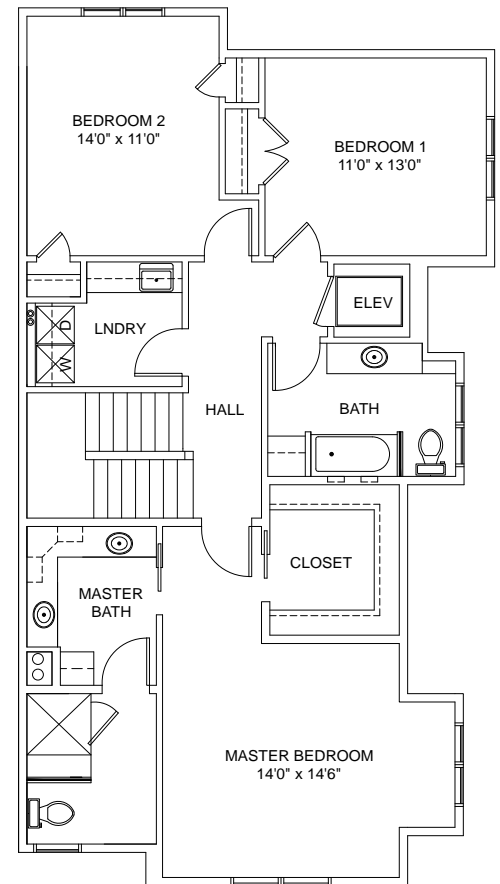
VILLAS AT Lakeview Terrace



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 3 & 6

LOCATION: 266 THIRD AVENUE & 278 THIRD AVENUE

SQ FT. : 3,408

PRICE: SEE ATTACHED PRICE LIST



d'aprile properties®

VILLAS AT Lakeview Terrace



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

VILLA 3 & 6

FEATURES:

3 Bedrooms (optional 4th in the lower level), 3 ½ baths, finished walkout lower level, Private Elevator, Fire sprinkler protection system, Open floor plans, 9' ceilings, 2 fireplaces, Private decks & patios, Oversized 2 car garage, Professionally landscaped.

*** Homeowners association monthly fee TBD includes landscape maintenance, snow removal, maintenance repairs, outside lighting, insurance & misc.*

www.Kim-Tracy.com



262.325.6014



Office: 104 W Main St. , Fontana, WI 53125

Email: ktracy@daprileproperties.com

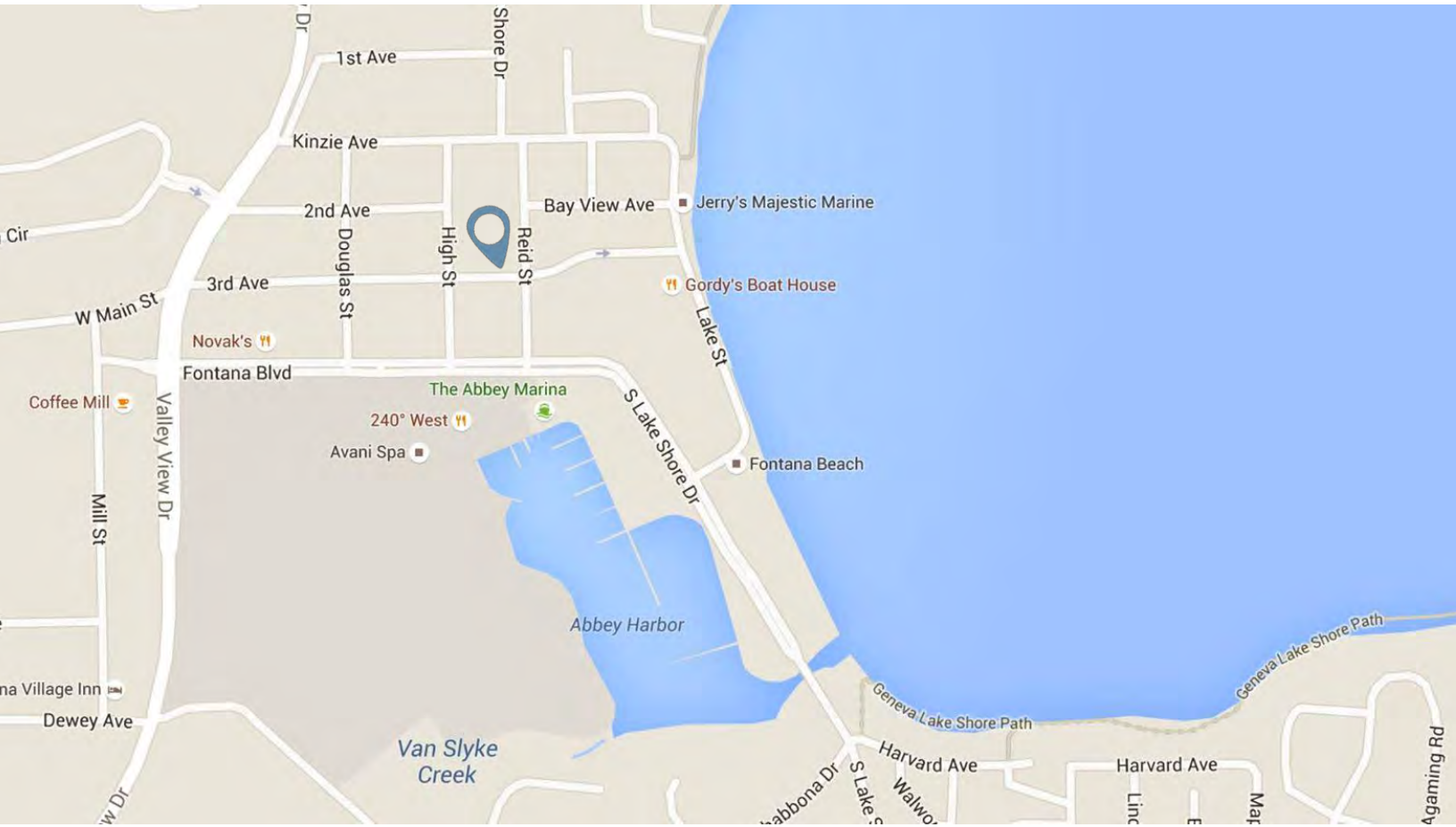
**** These plans are subject to change without notice. Sales Brochure Only 08/20/16 ****



d'aprile properties®

VILLAS AT Lakeview Terrace

VILLAS AT LAKEVIEW TERRACE BY TRACY GROUP INC. | AREA MAP



LOCATION

FEATURES:

TRACY GROUP IS EXCITED TO LAUNCH SALES ON THE VILLAS AT LAKEVIEW TERRACE LOCATED IN DOWNTOWN FONTANA, WI WITH STUNNING VIEWS FROM EVERY UNIT. JUST STEPS AWAY FROM THE BEAUTIFUL BEACHES OF LAKE GENEVA, THE VILLAS ARE IN WALKING DISTANCE TO AN ARRAY OF RESTAURANTS, WATER ACTIVITIES, AND LUXURY RESORTS. EXPERIENCE THE AMENITIES FOR YOURSELF AS YOU WALK THROUGH THESE LUXURIOUS, HIGH QUALITY VILLAS TODAY!





VILLAS AT LAKEVIEW TERRACE BY TRACY GROUP INC. | INCLUDED FEATURES

ENERGY SAVING FEATURES

- ❖ Wisconsin Energy Compliant Home
- ❖ Exterior Insulated Foundation Walls w/2" Foam
- ❖ ½" Exterior Sheathing w/Tyvek Home Wrap
- ❖ R-19 Fiberglass Wall Batts
- ❖ R-50 Flat Ceiling Insulation
- ❖ Integrity by Marvin Insulated Windows w/window wrap (double hung)
- ❖ Wood Entry Door w/Beveled Insulated Glass
- ❖ (2) Dual Zone 95% Lennox Energy Efficient Gas Fired Forced Air Furnace w/Programmable Thermostat w/Air Conditioning
- ❖ (2) Central Air Conditioning
- ❖ 75 Gallon High Efficiency Hot Water Heater
- ❖ Cold Air Returns and Supplies
- ❖ Kohler Water-Saver Toilets and Shower Heads

QUALITY CONSTRUCTION FEATURES

- ❖ Tracy Group Warranty Program
- ❖ Quality Controlled Stick Built Construction w/Engineered Trusses
- ❖ Poured 10" Reinforced Concrete Foundation w/Drain Tile inside and out w/Sump Pump (per plan)
- ❖ 15" Thick Parting Walls w/Sound Attenuation/Firewall (per plan)
- ❖ Lower level Concrete Slab to be 4" w/Vapor Barrier
- ❖ 2x6 Construction w/Engineered Trusses w/5/8 OSB Plywood (per plan)
- ❖ ½" Plywood Exterior Sheathing w/Tyvek Home Wrap
- ❖ ¾" Tongue and Groove Sub-Flooring Glued/Nailed and Screwed
- ❖ Owens Corning Architectural Shingles w/Continuous Roof vent
- ❖ 5/8" Gypsum Board Glued and Screwed, all floors (per plan)
- ❖ 200 AMP Electrical Service (per plan)
- ❖ PVC Waste and Water Supply System
- ❖ Individual Shut Off Valves at Sinks and Toilets
- ❖ Two car, Garage Insulated, Dry walled and Painted
- ❖ Interior fire sprinklers

EXTERIOR FEATURES

- ❖ Integrity by Marvin Double Hung Insulated Windows and Patio Doors w/Screens (per plan)
- ❖ Thin Stone Veneer on Exterior Elevations
- ❖ LP Siding, Fascia, Soffits and Trim Pre Painted (per plan)
- ❖ Standup Seam Metal Roofing
- ❖ Oversized Seamless Aluminum Gutters and Downspouts
- ❖ Wood Entry Door w/Beveled Insulated Glass
- ❖ Recessed Lighting Package

- ❖ Two Car Attached 8' Garage Insulated Steel Door w/Opener and Key Pad (per plan)
- ❖ Garage concrete floor will be 5" thick with fiber mesh
- ❖ Weatherproof Electrical Outlets (per plan)
- ❖ Frost-proof Water Spigots
- ❖ Asphalt Driveway w/Paver Walks and Stoop (per plan)
- ❖ All Underground Utilities
- ❖ Maintenance Free Exterior Deck and railing

EXTERIOR LANDSCAPING FEATURES

- ❖ Paver sidewalks and patio
- ❖ Irrigation sprinkler system for landscaping; note will be separate meter (for the association)
- ❖ Outside Landscape Lighting, Separate metered (for the association).
- ❖ Please Review Landscape Plan

INTERIOR FEATURES

- ❖ ***interior design service available* see allowance**
- ❖ Lower level concrete floor will be 4" thick with fiber mesh 9' lower level and First Floor Ceilings
- ❖ Each unit will have a Waupaca residential elevator (per plan) please review upgrades
- ❖ Open Staircase, Wood spindles
- ❖ Solid Painted Doors w/Oversized Trim (per spec)
- ❖ Designer Hardware and Trim (per spec)
- ❖ Hardwood Throughout (per locations on plan, see allowance)
- ❖ Plush Wall to Wall Carpeting in Designer Colors (per locations on plan, (see allowance)
- ❖ All Electric per code (see fixture allowance)
- ❖ Rocker Switches (per plan)
- ❖ Decorative Lighting Package (see allowance)
- ❖ Wired Smoke Detectors w/Battery Backup
- ❖ Doorbell and Chime
- ❖ Interior Burglar Alarm
- ❖ 2-42" Gas Heat & Glo Firebox w/Hearth, Custom Designed Wood Mantle (see allowance, per plan)

KITCHEN FEATURES

- ❖ Quality Designer Cabinetry by Mid Continent
- ❖ Kitchen Layout (per plan)
- ❖ Kitchen Island (per plan)
- ❖ Granite or Quartz Countertops (see allowance)
- ❖ Stainless Steel Sink
- ❖ Single-Lever Pull Out Spray Faucet (supplied by Builder)
- ❖ ½ HP Garbage Disposal



VILLAS AT LAKEVIEW TERRACE BY TRACY GROUP INC. | INCLUDED FEATURES

KITCHEN FEATURES CONT'D

- ❖ Appliance Package Includes 36" Gas Range, With Built in oven Microwave, Dishwasher, and 36" Refrigerator
- ❖ Ice-Maker/Water Line for Refrigerator
- ❖ Ground Fault Circuitry

MASTER BATH AND CLOSET FEATURES

- ❖ Tile Shower Detail (per plan, see allowance)
- ❖ Custom glass shower doors (see allowance)
- ❖ Tile Flooring Detail (per plan, see allowance) 3/2/16
- ❖ Quality Designer Cabinetry by Mid Continent
- ❖ Granite or Quartz Countertops w/recessed bowls, (see allowance)
- ❖ Bath Accessories (see allowance)
- ❖ Mirrors & Shower Doors (per design)
- ❖ KOHLER plumbing fittings and fixtures
- ❖ Walk-In Closet w/Carpet (laminated shelving see allowance)
- ❖ Exhaust Fan (per code)
- ❖ Ground Fault Circuitry

LAUNDRY FEATURES

- ❖ Tile Flooring (per plan)
- ❖ Hookups for Washer & Dryer
- ❖ Laundry sink, counter & cabinetry

BEDROOMS

- ❖ Wall to wall Carpet
- ❖ Closets w/carpeting and Shelving (see allowance)
- ❖ Vaulted ceilings (per plan)

BATHROOMS

- ❖ Tile Shower Detail (per plan, see allowance)
- ❖ Tile Flooring Detail (per plan, see allowance)
- ❖ Quality Designer Cabinetry by Mid Continent
- ❖ Granite or Quartz Countertops w/recessed bowls (per plan, see allowance)
- ❖ Shower Door (per layout)
- ❖ Mirrors w/Designer Lighting
- ❖ Kohler plumbing fittings and fixtures
- ❖ Exhaust Fan (per code)
- ❖ Ground Fault Circuitry

ALLOWANCES

- ❖ Tile Floors
- ❖ Tile Showers
- ❖ Hardwood Flooring
- ❖ Carpet and Pad Flooring
- ❖ Lighting
- ❖ Granite or Quartz Kitchen Countertops
- ❖ Granite or Quartz Bathroom Countertops
- ❖ Plumbing Fixtures
- ❖ Cabinet Allowance
- ❖ Appliances
- ❖ Closet Shelving
- ❖ 8 hours Complimentary Interior Design Consultation

OPTIONS

- ❖ Garage floor epoxy
- ❖ Garage shelving available
- ❖ Elevator upgrades
- ❖ Central Vacuum