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Frequently Asked Questions/Additional Information

N1211 & N1219 Eastside Road, Birchwood, WI 54817

Notes on Main House:

As you enter the estate, a meandering hard-surfaced blacktop road guides you through a picturesque setting nestled on Lower Long Lake in the stunning town of Birchwood, Wisconsin. The main house, originally built in 1935, saw a significant addition completed in May 2021, seamlessly blending historic charm with modern luxury. The perimeter of the property is surrounded by mature trees and down the driveway, the property opens up to the main home and excellent view; the estate provides privacy and a true Northwoods ambiance. The new addition on the home is outfitted with high-quality Andersen windows, ensuring both efficiency and aesthetic appeal.

Inside the original portion of the home, you'll find a main floor bathroom equipped with a relaxing steam shower. The primary kitchen is a chef's dream, offering a farmhouse sink, double ovens, a tile backsplash, and a butler's pantry. One of the standout features of the estate is the expansive Pool Room, located beneath the new addition. This incredible 30'x64' indoor space includes epoxy floors, a hot tub, sports pool, sauna, spa, TV sitting area, and a walkout to the lake—one of many breathtaking views of the shoreline. Complemented by stamped concrete patios, a full kitchen, plentiful seating for guests, and a half bath, this area is built for entertainment and relaxation.

The main attached garage is essentially a five-car heated space with in-floor drains and a host of luxury amenities, including a kitchenette area with an ice maker, surround sound, an oversized TV, and wood beam accents. This area serves as a perfect overflow for guests and is connected to a 40'x6' screened porch overlooking the lake, complete with stamped concrete and a stone-accented exterior. The garage is also equipped with an electric vehicle charger. Just inside the entry of the new addition are cubbies made from reclaimed wood and accented with tin—providing both function and rustic charm.

In the older part of the house, there is an additional pantry for housing extra refrigerators and freezers. The newly added master suite on the main floor welcomes you with French doors that open to a private view of the lake. Stamped concrete paths lead to a gas-powered fire ring, providing a campfire atmosphere without the smoke. The master bathroom features dual sinks, a tiled walk-in shower, and a spacious walk-in closet beneath a vaulted ceiling with wood accents.

Upstairs in the new addition, you'll find two generous guest suites, each with its own full bathroom. This level also includes washer/dryer hookups, a sitting area with an oversized plasma screen TV, and a dedicated coffee bar room featuring a full-sized kitchen sink (noted on the MLS sheet as the upper 8x6 kitchenette). Abundant natural light enhances the warmth of this inviting space.

The new addition is designed as a Smart Home, with all electronics housed in a designated lower-level room. Between all of the buildings, the estate boasts six furnaces and six water heaters in total, with the main house operating on a geo-sourced furnace. There are five central air units, along with a couple of mini-split systems, ensuring optimal climate control. Storage throughout the property is exceptional, with custom cabinetry and designated spaces for organization. The lower level features an expansive 35'x28' walk-in pantry—referred to on the MLS sheet—with washer/dryer hookups, four additional refrigerators/freezers, a hair-cutting station ("Glam Room"), and a gift-wrapping station. This area leads into a kid-friendly game room or additional recreation space.

Entertainment is further enhanced by a full theatre located just off the bar/kitchenette, which connects to the pool area and its adjoining spa and sauna. With three washer/dryer hookups—one on each level—the home is perfectly equipped for large families or hosting guests. Every detail of this property has been thoughtfully designed to offer luxury, comfort, and timeless elegance in one of Wisconsin's most scenic lakefront locations.

Notes on Boat House:

Originally built in 1950, the boat house is a true highlight of the property, designed for both functionality and enjoyment. It features a full upper-level party deck that offers

panoramic, million-dollar views of the lake and stunning sunsets—making it an ideal space for entertaining or relaxing at the end of the day. Below, the float-in boat garage provides covered protection for two boats, with convenient counter space at the front that includes a dedicated fish cleaning area and a full refrigerator for easy access to refreshments or bait.

Surrounding the boat house is a custom dock system that not only adds charm but also enhances utility. An additional docking area with a boat lift offers extra space for guests to tie up, making it perfect for hosting company or accommodating additional watercraft. In total, the property includes two boat lifts and two separate dock systems, each with its own lift, ensuring ample room and flexibility for water access.

A Hillside Lift/Tram System (#18554454733, www.hillsidelifts.com)(<http://www.hillsidelifts.com>) provides seamless transportation between the main property and the dock by the boat house. This tram system is professionally serviced each year, offering safe and convenient access down the slope to the shoreline. Altogether, the boat house setup is an exceptional feature, thoughtfully designed to support a true lakefront lifestyle.

Notes on Guest House #1 (3-season Guest House)

Built in 1970, Guest House #1 is a charming three-season cottage that exudes classic Northwoods character and offers a warm, inviting space for guests. While currently a seasonal retreat, it would require minimal work to convert it into a four-season home. All of the furniture within the guest house will remain, making it move-in ready and fully furnished for immediate use. The cottage is equipped with central air conditioning, along with a second window AC unit on the upper level for added comfort.

The exterior features a cozy side wooden deck that faces the water, complete with its own fire pit area just steps off the ground—perfect for evening gatherings or peaceful mornings by the lake. Inside, the main floor includes a 16x12 dining room with custom built-ins, a 16x12 three-season porch with wood flooring, and a 9x12 sun porch finished with vinyl flooring. The 11x12 kitchen and 9x5 full bathroom also feature durable vinyl and tile flooring, respectively. The 16x16 living room, along with two bedrooms (14x12 and 12x11), are finished in beautiful real maple wood flooring, adding warmth and a sense of quality throughout.

Upstairs, a 16x16 play area serves as a fantastic hangout space for kids, complete with built-in bunk beds that make it ideal for sleepovers or family visits. Behind the cottage, there's even a private putting green, offering a fun and relaxing activity for guests of all ages. With its classic design, functional layout, and peaceful lakeside setting, this guest house offers a quintessential Northwoods cottage experience.

Pool House/Extra Guest Quarters:

Located at N1211 Eastside Road in Birchwood, WI, the 4-season Pool House offers a versatile and fully furnished space for guests or extended stays, measuring 34'x20'. Designed for comfort and functionality, it features a well-equipped kitchenette with an island for additional seating and dining, along with a refrigerator, kitchen sink, and stovetop. The open-concept layout includes a cozy living room and sitting area, providing a relaxed environment for guests to unwind. A full bathroom completes the space, ensuring all the essentials are in place. All furnishings in the Pool House will remain with the property, making it a turnkey guest quarters that's ready for immediate use.

Guest House #2 (4-season):

Guest House #2, also known as the four-season guest house, was originally built in 1940 and carries its own fire number (N1219). Situated in a thoughtfully designed area of the property, this section includes three RV pads, a detached heated garage, a heated exercise building, a sport court, a privy, and a playset—creating a self-contained guest and recreation zone ideal for hosting large groups or extended stays.

The guest house itself is 26'x35', totaling 910 square feet, and features full tile flooring throughout. Designed in a cozy, bunkhouse style, it comfortably sleeps multiple guests with one large bedroom containing four bunk beds, offering eight queen-sized beds in total. The living space includes a TV area, gas fireplace, living room, sitting area, and a small dining space. A wet bar and kitchenette/pantry area allow for food prep, though the building does not have a full kitchen. A full bathroom and water care system complete the interior, ensuring comfort and convenience for guests. All furnishings will remain with the building—each item carefully customized and hand-selected to match the unique character of this space.

Directly behind the guest house is a detached, heated three-car garage for added storage or parking. Adjacent to this is the 40'x12' heated exercise building, also built in 1940, which is fully equipped with TVs, weights, workout machines, and even a tanning bed—providing everything needed for a complete fitness routine without leaving the property. Altogether, Guest House #2 and its surrounding amenities offer a turnkey solution for large-scale hosting, guest overflow, or private retreats within the estate.

Outdoor Grounds:

The outdoor grounds of this remarkable estate are thoughtfully designed for recreation, entertaining, and utility, offering an impressive blend of luxury and functionality. Stone patios elegantly surround the pool and guest house, creating a perfect space for outdoor lounging and gatherings. A golf putting green adds a touch of fun and relaxation, while multiple campfire areas offer cozy spots to enjoy evenings under the stars. The sport

court area, installed in 2020, includes a basketball court and a full play set, providing entertainment for guests of all ages.

Adjacent to the exercise building and four-season guest house is a large concrete area that can accommodate parking for three tour buses, making it ideal for large-scale events. This space also includes three full RV hookups. A Generac Quiet Source Series generator is located behind the three-season guest house, serving as a reliable backup power source in the event of an outage.

The property includes two dock systems—one by the boat house and another very low to the water—each equipped with a boat lift for convenient lake access. An older detached garage, built in 1970, measures 32'x26' and adds additional storage or workspace. In terms of infrastructure, the estate features three wells—two near the homes and one by the shed—as well as two septic systems that were replaced just four years ago, supported by four septic tanks. Detailed septic information is available upon request.

For storage and work space, the property boasts a heated, newer storage building measuring 52'x80'. This structure is entirely finished and in excellent condition, complete with a mezzanine and framed-in office spaces that are nearly ready for completion. An outdoor wood-burning stove with LP backup, installed in 2021, supports this building's heating system. Additionally, there is a second pole building, built in 2000, that provides unheated cold storage. Measuring 40'x64', it features a cement floor, electricity, and a small walk-up mezzanine for upper-level storage—ideal for housing equipment or operating a workshop.

Notes on Long Lake:

This picturesque three-thousand and three hundred acre lake is located in the southeastern corner of Washburn County. It stretches almost nineteen miles creating nearly one hundred miles of shoreline and reaches depths of seventy feet.

The area's natural landscapes were formed millions of years ago by glaciers, and more recently by a dam that was constructed at the south end of the lake in the 1800s when it was used as a logging site.

The land is unique, with conifer and hardwood forests, spruce and tamarack bogs, free-flowing rivers, rolling farmland and jack pine barrens. The woods are full of wildflowers and bountiful animals large and small. Deer, bear, and fox, muskrats and beaver... all can be seen by the careful observer.

Long Lake is one of the treasures offered by the Great Northwoods of Wisconsin. Its placid beauty is here for us to absorb, to explore, to share with family and friends, and to create ever-lasting memories.

Q & A:

-Do you know where the in ground sprinkler system runs? Is it just along the driveway or is it all over the property? **The sprinkler is on entire property.**

-We weren't sure where the boundaries were in regards to the docks. On the north side there were two large lifts, is that area on the property being sold or were those lifts the neighbors? Same on the south border, there were dock sections. Was that the neighbors? **The boat lifts on the north are on my property. On the south, it is staked and lifts are not mine. On the north land goes up hill to the orange canoe. It is surveyed. And staked.**

-Has there been any inspections on the boat house, specifically the pilings? It looks like one of the pilings is busted, are they able to be repaired? Would any repairs be allowed on the boat house/pilings? **The boathouse can be worked on. It can be fixed, just needs to be jacked up and set on 8 by 8's.**

-I see the septic system report that you include, that is helpful. Are the septic systems holding tanks or do they have drain fields? **I do have a new septic field with a dual system. It is a drain field. It has a holding tank by the parking lot for 3 RVs.**

-Is the pool saltwater? **Both pools are salt water.**

-Are the cottages 4 season? **The only building that is three-season is the 3-bedroom home by the pool. Other buildings are 4-season with in-floor heat. White pole shed has a heated floor and also another heater, and water.**

-What improvements/additions has the seller done since buying the property? Seller put on additional water from the kitchen over to the north, including garage. I do have a new septic field with a dual system.

- Is the green and brown pole barn to the south part of his property? No it is not mine.

-Does he own that land to the south of the property? I do not own that land.

-Is the geothermal system in the circle of the driveway? Geothermal is in the low area to south of the driveway by the putting green.

-Did he have the same pool installer for both pools? Swimrite pools from Eau Claire did inside and outside was installed before I bought. But SwimRite takes care of both for me.

Did he have a local construction company do all the construction on the home the garage in the windows? We hired some local contractors. Heating and cooling was local. Plumbing was Gunderson out of Durand WI, And the septic & well was local. The electrician was Zank out of Eau Claire.

-Did he build a house to the south? The house to the south is owned by very nice couple from Blair WI.

-What are the people like who live there? Does he know them? The house to the south is owned by very nice couple from Blair WI. Over 2 hours south. They come about 5 weekends a summer and hope to retire there In twelve years. He is a owner of roofing Company Simmons Roofing. Gene and Tammy is a realtor out of Blair WI. I met them first day on the lake about 6 years ago. Very nice family and good friends now. He also does all the roofing for me in Eau Claire. You could not ask for a better neighbor.

Also the dock on south is partially on my property. As the white stake by the house and small pines is one corner but it goes straight south 15 ft and lines up with white stake by firepit. The jetski dock on bank is on my property.

Additional Information Provided By Seller:

Boathouse

"The boathouse sets on cedar timbers.

Meaning the building rests on top of them.

They are not pounded into ground.

I have not had to do any repairs on boathouse.

Lifts

Both are electric lifts

I did not use the lifts as I just had a small boat on each that we didn't use.

I do have possibly two more electric motors for the lifts in the green pole shed.

Boat might work to about 20 ft.

Dock and lifts

Jessie Lusson puts any extra docks or lifts in that you would need done.

There are two other companies on the lake. I believe each lift is \$150

Small dock is like \$200

Tram

The door has to stay closed on the tram.

If it don't the battery will die.

Also the control has to be pulled out .

It always works but they might not have it on correctly.

So hopefully it's in the on position.

Then you just turn the key after gate is closed.

Lake depth

Off shoreline 6" to a ft

At end of boathouse 3 to 4 ft

At end of dock about 5 ft

Goes out gradually

Irrigation

The irrigation is installed in spring and take out and blown out in fall.

Company is out of Hayward "the irrigators"

Most of the system is four years old or newer

We changed grade and redid circle area with new septic and a double system.

System for irrigation works great and all flower posts are irrigated.

Flower beds etc.

Yes power is at irrigation building.

Stair lift

Stair lift is more than six years old.

It is serviced every fall.

Lift works great and is a lifesaver!

Bunkhouse cabin

Was built approx 6 -8 years ago.

Not a kit

It has infloor heat

It has a mini split system also for heat and air.

Works great.

Septic for this building was a holding tank but is connected to the drainage out in the circle.

Well is separate for this building and the rv.

The pool systems are salt.

The indoor system is automatically controlled.

Swimrite pools and spas from Eau Claire have it on a route and take care of them along with the spa (weekly)

Spa not sure the system but it is not salt.

Any technical questions on pool systems should be directed to Swimrite.

Vintage house (cottage house)

Yes you can convert to 4 season

You would need to dig the water and sewer lines deeper and insulate foundation area.

This could be done without much trouble

You could put a basement under also and walkout back side for pool storage.

I did not need that so no quotes.

Generator

Servises the large house ,pool house, bunk house and garage.

Does most everything but not the pole sheds.

Name of service company is on the unit.

It is a lp unit

It does not have many hours on it and works well.

It was serviced less than two years ago.

Geothermal

System is a closed loop

System is down in low area near the putting green(horizontal).

System has been service by Gunderson plumbing and heating.

It has been couple years on that service.

Additional sprinkler system's:

It works very well and is used every summer.

Yes it's updated and same company has serviced for many years before I bought.

They know it well.

They might have a map.

RV area

Three septic hookups

Three power

Holding tank for that area.

Water source hydrant in that area security lighting.

Main house

Fireplace

The chimney worked well as wood burning.

The unit was installed for efficiency and long burn times.

It could be removed and put back to original look.

Sound system in original home

Should work but I have not used it in that area.

Someone would need to look at it and show you how.

Newer system services all the new areas

garage, boathouse, outside firepit ares and pool in basement.

All components are included.

Kitchen

Downdraft is correct

It raises up and does a great job venting.

Kitchen has reverse osmosis also.

Security

I believe it's 5 cameras

They all work.

You can view in main house on tvs

Also on docking stations.

Also your phone.

Pantera is the company the takes care of that system.

Pole barn

White has in-floor heat.

Also wall unit.

Has wood burning unit.

Water /well it behind white building.

Rough in for bath and kitchen.

No septic or holding tank has been installed.

Driveway easement

Red gravel easement is for one house next door.

It also is for land to north part way up drive.

Other side of property is for the one house.

They help take care of 1/3 cost of anything from the driveway entrance to where it turns to their house.

It was looked at very well by both parties and we liked how it comes in at a 90 degree to main driveway and is good visually and no hills to deal with.

It may be possible to change but we have not had an issue with current route.

Driveway is very wide .

Yes docs are recorded .

The neighbors are very nice people and you both may work out something that you like better.

I liked having them because when I'm not around I have eyes still having a glance on property.

You will be very happy with them as neighbors!"

Virtual Tour Links:

Main House:

<https://my.matterport.com/show/?m=w4TPSeukTJs&mls=1>

Outdoor Pool & 2 Guest Houses:

<https://my.matterport.com/show/?m=jcUURdKzbrD&mls=1>

3rd Guest House:

<https://my.matterport.com/show/?m=T1emZXqPhAY&mls=>