

# **Suiteteal**

**8692W Elephant Rock Road, Hayward, WI 54843**

**A very well maintained Turnkey Residence!!!**

A Six Acre parcel in a very private area nested in between Beautiful Teal Lake (offering 225 feet of lake frontage) and to the South the Chequamegon National Forest. Elephant Rock Rd. is a two mile long paved road leading to a dead end gravel road accessing eleven prestigious custom homes.

The property was originally purchased in the Spring of 1990. The construction of the residence and garage was completed in 1991. In 2007 the Master Bathroom addition was completed and in 2009 the workshop was completed. In 1990 after the shell of the house was completed under the guidance of the owner/Cabinet Maker all else was completed by the owner/Cabinet Maker offering an impeccable interest to detail above and beyond what a typical carpenter crew would provide. A true Labor of Love!

## **The Grounds**

To the best of my knowledge this whole area was logged of White Pines between 1900 and 1920, as a result the White Birch began to flourish here. When the property was purchased in 1990 there was an abundance of mature White Birch on the property with few Pines. Gradually the Birch began to die off (A blite or old age, don't know for sure) As a result many, many trees of variety have been planted on this site maintaining biodiversity of the forest. One very special particular tree to note is an original virgin White Pine on the West property line along the back road, its been named by my children, Big Baba.

The variety of trees on this property are as follows: White Birch, White Pine, Norway Pine, Hemlock, White Spruce, Balsam Pine, Tamarack, Ponderosa Pine, Douglas Fir, Pin Oak, Maple, Sugar Maple, Ironwood and Chestnut.

## **Property Amenities**

The house has been located off the road offering a very private setting, not one pine tree was removed during the construction. Enjoy the picturesque open walking trail from the house to the lake enhanced with Malibu lighting. On the trail just before the lake is a small plateau with fire pit and benches offering a gracious view of the lake. In addition there is very private picturesque golf cart trail that runs from the driveway to the lake interrupted by a small fenced in vegetable garden on the way. A FUN and easy way to haul things down to the lake, not to mention those tired legs! A 32 foot rollout aluminum pier with Redwood bench for two and a electrically operated pontoon shore station along with ramps for easy seasonal removal to and from the lake. A quick release propane valve has been installed outside on the garage facing the house for an outdoor cooking grill, eliminating the need for a grill propane tank. A large deck on the lakeside of the house is positioned such that it offers some sun and some shade all day long. What's your preference? All decks finished with Sikkens Rubbol 214 Hickory.

### **Living Room/Dining Room**

Walls and cathedral ceiling of 1 x 6 tongue and groove knotty pine. Lighted ceiling fan above. Stonewall behind propane burning stove with custom White Spruce mantel. Quality Berber carpet throughout. Custom made window valances with shades provided for all windows in the house.

### **Kitchen**

Knotty pine cathedral ceiling with stained glass window above provides interest to detail. Custom made Knotty Pine cabinets with Color Core counter tops and with granite counter tops on adjacent pantry cabinets. 30" GE Profile Slide-In propane stove offering confection cooking and with self cleaning. Above is a Kitchen-Aire high velocity exhaust hood fan with dual lighting. Included is a counter top microwave.

30" Whirlpool, refrigerator/freezer. White cast iron double bowl Kohler sink with pewter faucet with spray. Slate tiles on wall behind stove were installed diagonally complimenting all the many angles incorporated in the architectural design of the home.

### **Master Suite and Master Bath**

Before entering the Master Suite to the left is a large lighted linen closet with multiple shelves.

The Master Suite has a French door accessing its own private deck outside. No stairs on this deck! Access from Master Suite only. The Master Suite offers a lighted ceiling fan and a walk-in closet

Master Bath built in 2007, I call the design, "Northwoods over the Top" Custom Pine crown molding with unique antique like plaster walls. Custom made vanity with self-closing drawers, tub panel, and mirror frame all of solid Rustic Cherry wood. Bain Ultra ThermoMasseuru Air Jet bath tub with optional three color LED lights on the sides under the water. (This is a very premium tub) All faucets high end Grohe oiled rubbed bronze. Quiet flush Kohler toilet.

Italian marble Batticiano Classico on vanity top, tub deck, and shower bench.

Italian marble Rosso Alicante diagonally installed on floor. Rosso Alicante also installed on shower walls.

Vanity lights are custom made with hand blown glass sconces. The ceiling offers six recessed can lights with dimmer and also a very high velocity exhaust fan. The pocket door in-between the Master Suite and the Master Bath offers two sets of side lights with stained glass panels. The door also has a full length mirror on the bathroom side.

Windows are all triple glazed with removable tempered glass panels.

The Master Suite along with Master Bathroom is totally insulated from the rest of the residence. (It has been the practice in the winter time to turn off all of the heat except for the Master Bedroom heat and to maintain that at 40 degrees.) Note: This also allows for the crawl space under the master bath to maintain a temperature above freezing.

### **Main Bathroom**

Wallpaper on drywall with Pine crown molding. Large custom made Knotty Pine L-Shape bathroom vanity with two sinks in a Colorcore counter top with built-in medicine cabinet above. Quiet flush Kohler toilet. And easy to maintain fiberglass tub/shower. Two rooms divided with a pocket door.

### **Second Floor**

The stairway leading to the second floor offers a very custom stair railing with balusters of Knotty Pine with pine tree cutouts and with blackened heat treated iron. At the top of the stairway is a custom triangular FountainHead stone inlay counter and adjacent Built-in bookcase.

Large second bedroom with closet and privacy door.

Loft bedroom with closet and operable roof window over the king size bed.

Sleep under the stars!

### **Laundry Room (First Floor)**

Bosch stack washer and dryer. Knotty Pine planked walls and ceiling with custom made white laminate cabinets with hangar rod above white Corian sink and Corian counter top. Additional counter top behind stairway with storage below.

### **Type of Construction**

10" block foundation, 2x4 construction with 3 ½" R13 fiberglass insulation and with 1" R8 foam board. 2x6,16" on center custom framed roof. In 2007 all roofing shingles were removed and replaced with new 30 year shingles.

Exterior solid Cedar siding with Cedar fascia boards and Cedar eaves. (House and garage stained w/ Maxum solid pigment latex stain, color Sanddollar) Crestline high efficient thermopane windows with aluminum clad exteriors. Screens for all operable windows. All ceilings insulated with 6" R19 fiberglass insulation. 2x10 floor jts. All floors two layers 5/8" materials glued to a total thickness of 1 ¼" (no squeaks). All interior walls and ceilings 1 x 6 tongue and groove Knotty Pine pre finished with two part conversion varnish. Outside all decks have been built of pressure treated lumber for longevity and have been stained with Sikkens Rubbol 214 Hickory. Know that this house has been built very tight and with provisions to eliminate rodent infestation. **Bats and Mice have never lived in this house!**

### **Well Water**

Located on the South side of the house the 4" submersible well drilled to a depth of 125 feet. Two water filters are located in the crawl space. A sediment filter and a activated charcoal filter (change filters twice a year)

I have always considered the water quality and taste to be exceptional and far superior to any bottled water I have tasted. Note: With the whole house generator ample water is always available.

### **Septic System**

The complete septic system is all gravity feed requiring no need for pumps. Installed in 2007 was a new concrete septic tank and septic field was examined and considered to be in very good condition. Also a new type of screen was installed in the septic tank. Screen is accessed through the concrete lid on the West side of the building. To clean simply remove screen with provided handle and spray clean with hose. It was recommended to do this once every other year.

### **Hot Water Heaters**

The residence incorporates three lowboy electric hot water heaters. One 50 gallon hot water heater offers hot water to the Kitchen, Laundry Room, and the Main Bathroom. Marked on the electric panel as HOT WTR #1. Two 40 gallon hot water heaters to facilitate the Master Bath. Marked on the electric panel as HOT WTR #2 and HOT WTR #3. Know that hot water heater #3 has never been used as I have found that one hot water heater is adequate.

### **Heating and Air Conditioning**

Primary heat source for the complete house is electric baseboard heaters all zoned with individual thermostats for each room. Additional heat source is a 30,000 BTU propane stove in the living room that requires no electricity to operate. To operate the stove simply turn on the switch located on the back of the stove at the top.

Additional heat source, see Crawl Space notes.

Central Air Conditioning system by SpacePak with Trane air conditioning condenser. A white thermostat located in first floor hallway controls the air conditioning for the whole house. Air handler installed in attic space on south side of upstairs bedroom with return filtered air vent high in kitchen on West wall.

### **Electric**

Utilizing Dual-Fuel as per Jump River Electric Cooperative.

The purpose of Dual-Fuel is to greatly reduce heating costs in cooperation with Jump River Electric Co. when they are running at peak.

Dual-Fuel explained: There are two 200 amp electric panels located on the West wall of the master bedroom closet. The left panel is for all general use and the right panel is for all electric baseboard heaters. Also there is a small red light on the wall five feet to the right of the front door. All electricity used for heating is purchased at a greatly reduced price always. It is agreed that if the electric company is running at peak, the red light next to the front door will go on one hour before they turn off the electric power on the heat electric panel only and for no more than 4 hours. This one hour notice is provided to start up another heat source, the living room propane stove.

Over the years Dual-Fuel has worked out quite well and has provided very few interruptions and I have never seen the outage to go as long as 4 hours.

## **Whole House Generator**

Installed in 2015 by Northern Lakes Cooperative

This Kohler Generator Model 12RESV provides all necessary power should electric to the home be interrupted. Automatically turns on 20 seconds after a power outage and automatically turns off when power is restored. The generator runs exclusively on propane from the outside 500 gal. propane tank. Note: The electric baseboard heaters in the house are not connected to the generator power.

## **Crawl Space**

Accessed through the Master Bedroom closet. The crawl space lighting switch is located on the ceiling of the crawl space just north of the access opening.

4 foot deep with fully insulated walls, Concrete floor over a 6 mil visqueen vapor barrier. Additional 6 foot deep insulated crawl space with concrete floor below Master Bath often considered to be my Storm Cellar. Note: there is a electric heater below each bathroom controlled by that bathroom's thermostat to aid in heating the bathroom floor and to protect water pipes in exterior walls.

There is an auxiliary propane heater with thermostat in the crawl space installed with the intention of providing additional heat initially when arriving in the winter time when the house heat has been turned off for the season and additional heat is needed instantly. Note: This heater will work when there is a power outage via the whole house generator.

All plumbing pipes have been installed on a pitch so that when winterizing the home, all water in the pipes drain by them selves. (Provided are two sets of instructions one for turning on the water for summer and one for turning off the water for the winter)

Hoses are hooked up to water pressurized tank, water supply tank, and all hot water heaters to assist in draining for the season. A dehumidifier with drain hose maintains a damp-free environment.

## **Garage**

The dimensions of the garage were planned to accommodate a fishing boat or golf cart on the left along with one car on the right. The high 12/12 pitch of the roof allows for an enormous amount of storage above. Electric garage door opener installed in 2009.

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## **Workshop**

Built in 2009, know this special space can be used in numerous ways but for now it is the ultimate Man Cave with very interesting design details seen in no other space. Locally cut rough sawn oak flooring with locally cut White Pine panels on walls and ceiling and with White Pine beams aesthetically supported with Pine corbels. Dust collector is in the garage attic reducing noise in the workshop. The workshop has been highly insulated for sound as well as for heating and cooling. The main heater/air conditioner is a Heat-Pump providing heat and air conditioning at energy efficient rates. In addition there is an auxiliary electric heater, to be used when the shop is frozen in the winter to boost up heat fast. Functional design detail: As the garage foundation floats so does the workshop. Designed with a gasket in-between both structures, both buildings are designed to be able to move vertically as much as 2" from each other, although to date, vertical movement from each building hasn't exceeded ¼". The workshop rests on six 28" square rebar enforced concrete footings with a 6" steel beam connecting three of the footings on the South end.