

# 5404 Lake Mendota

## Madison

---

### FEATURES + UPDATES

- Designed by Bob Bouril, Architect
- Built in 2019 by House Doctors + United Craftsmen
- 99 feet of level Lake Mendota frontage
- Accessory inside slide
- Green roof over the garage planted by Bruce Company
- Secured foundation with 100 pylons + helical piers drilled into the bedrock
- Elevator services the second floor
- 1,300+ sq ft of patio/deck space
- Smart home with Control 4 throughout the home
- Electronic blinds throughout
- First + second floor laundry
- First floor theater - projector + drop-down screen included
- First floor game room
- Option for first floor master ensuite
- Natural wood barrel ceiling in primary bedroom
- Master Suite with large walk in closet, copper floating soaking tub, sweeping views, Walk in shower with body sprays and balcony
- Three HVAC units each with multiple zones
- Solar tubes allow for natural light
- Security System
- Two tankless water heaters

- 3+ car garage with floor drain and heat (855 sqft)
- First floor office
- Permeable paver driveway and patio
- Open floor plan with large sliders taking full advantage of the views
- Beautiful wood burning Napoleon Fireplace
- Built in Teppanyaki Grill in kitchen, ideal for entertaining
- 3 Reverse Osmosis systems with instant hot + cold water
- Wine refrigerator and ice maker
- Oversized Sub-Zero refrigerator and Wolf Stove with griddle
- Five bedrooms/Five and a half baths

The diagram is a site plan showing a property layout. A large blue-shaded area represents the main building footprint, with dimensions of 269' on the left side, 283' on the bottom side, and 96' on the right side. A smaller blue-shaded area, representing a garage, is located at the bottom left of the main building footprint, with a dimension of 66'. The property is bounded by green lines. The bottom boundary is labeled 'Norman Way'. The left boundary is partially labeled 'a Dr' and 'man Way'. The diagram also shows several grey 3D block representations of other buildings in the surrounding area.