

5404 LAKE MENDOTA DR  
MADISON

## SHORE PERFECTION

*This Exceptional Property Boasts 99 Feet of Sandy Lake Mendota Frontage*

**5**  
*Bedrooms*

**5.5**  
*Bathrooms*

**6,113**  
*Sq. Ft.*

### 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 that services the second floor

1,300+ sq ft of patio/deck space

Smart home with Control 4 automation system that controls security, thermostat, lights, sound, and blinds

First + second floor laundry

First floor theater – projector + drop-down screen included

First floor game room

Option for first floor primary ensuite

Natural wood barrel ceiling in primary bedroom

Primary suite with large walk-in closet, copper floating soaking tub, sweeping views, walk-in shower with body sprays and balcony

Three state of the art 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

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## HOME FEATURES:

Beautiful wood burning Napoleon Fireplace

Built in Subzero Teppanyaki Grill in kitchen

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

Kitchen pass through

Dining table built-in

Large counter top for gatherings in the kitchen

Ideal home for entertainment, good flow, indoor, outdoor entertaining with parking for 200+

Primary bath allows for panoramic views from the steam shower/soaking tub

Custom closet LED lighting in the walk-in closet in the primary

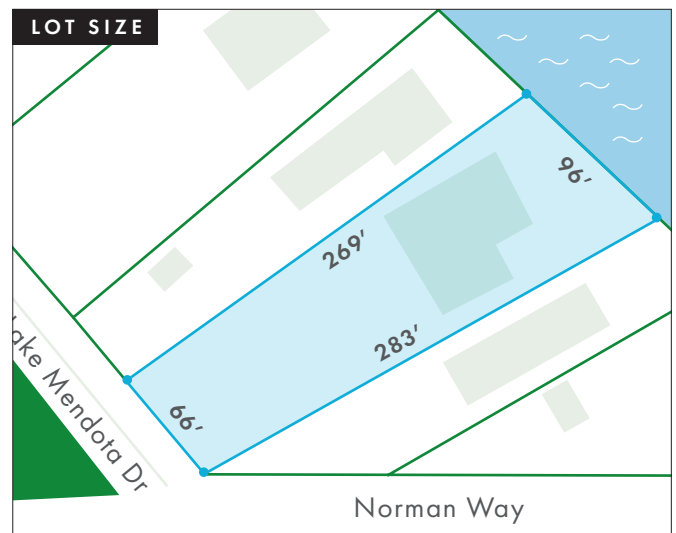
Floor to ceiling windows

Magnificent sunrises

Private deck off the primary bedroom ready for a hot tub

Heated floors in the baths

Large oversized three-car garage with lake entrance allowing easy access for all of your lake toys



## GREEN FEATURES:

Option to add solar panels – connectors on the top roof

MSA – retention of water by utilizing the green roof, permeable pavers for the driveway and patios

Low energy consumption

50k to bury electrical cables

100 helical piers into the bedrock to allow for structural support (500k)

Steel construction

Multiple decks

In-ground irrigation system