

9303 N VALLEY HILL RD, RIVER HILLS

# ROOM DESCRIPTIONS

One of Milwaukee's finest River Hills estates. Extensive whole property renovation meets the needs of today's most selective buyers with a sleek amenity rich compound. Groomed grounds set the stage and offer sweeping vistas of 16 acres of newly landscaped property with grand guest house, renovated pool house, pool, refurbished bluestone patios, tennis courts, garden, and cool potting shed. Garage and Storage are vast with over 10 total spaces for cars and toys. Amazing west facing sunsets and country views feel miles away from the city yet this estate is just 12 minutes to downtown.

To one end, the second floor boasts an amazing master suite complete with fitness room, dual walk-in closets, dual master baths, sitting room, and master bedroom. To the other end sits four bedrooms, three full baths, and a walk up to the third-floor bonus room complete with skylights.

Settled between the tennis court and home sits the pool and pool house. The pool house is comprised of three separate rooms: the gathering area, summer kitchen, and bunk room. The pool house has been updated with all new doors and the bluestone patio was replaced 5 years ago.

## MAIN HOUSE – FIRST LEVEL

**Entry - 6 x 4:** Barrel Ceiling, Chandelier, Closet, Tile Floor

**Foyer - 23 x 6:** Recessed Lighting, Crown Molding, Sweeping Staircase, Sconces Lighting, Tile Floor

**Half Bath:** Crown Molding, Chandelier, Vessel Sink, Water Closet, Slate Floor

**Living Room - 30 x 22:** Recessed Lighting, Crown Molding, French Doors, Gas Fireplace, Bay Window, Hardwood Floor

**Dining Room - 43 x 15:** Recessed Lighting, Dual Chandeliers, Wainscoting, French Doors, Bay Window, Slate Floor

**Kitchen - 30 x 26:** Recessed Lighting, Crown Molding, Granite & Quartzite Soapstone, Stainless Steel Appliances: SubZero Refrigerator, Wolf 6 Burner Range With Griddle, Integrated Miele Dishwasher, Sharp Commercial Microwave, Tile Backsplash, Hand-scraped Oak Hardwood Floor, Prep Island With Farmhouse Sink & Breakfast Bar, Icemaker, French Doors, Walk In Pantry, Sconces, Under Cabinet Lighting, Access to Patio, Open to Family Room

**Butler's Pantry - 11 x 11:** Recessed Lighting, Chandelier, Under Cabinet Lighting, Sink With Disposal, Kitchen Aid Ice Maker, Miele Dishwasher, Soapstone Counters, Tile Backsplash, Hand scraped Oak Hardwood Floor

**Family Room - 30 x 19:** Recessed Lighting, Chandelier, Natural Fireplace With Gas Ignition, Built In Book Cases, Hand scraped Oak Hardwood Floor, Access To Patio

**Cook's Kitchen - 14 x 9:** Recessed Lighting, Crown Molding, Soapstone Counters, Hand Scraped Oak Hardwood Floor, Farm Sink With Disposal, Tile Backsplash, Gaggenau Double Wall Ovens, SubZero Refrigerator, Viking Warming Drawer, Miele Dishwasher, Exterior Access

**Half Bath:** Quartzite Vanity, Crown Molding, Sconces, Tile Floor

**Mud Room - 12 x 9:** Recessed Lighting, Crown Molding, Closet, Tile Floor, Built-ins, Quartzite, Exterior & Garage Access

**Laundry - 12 x 8:** Recessed Lighting, Built-ins, Tile Floor, Sink, Samsung Steam Washer & Dryer

**Second Mud Room - 28 x 9:** Recessed Lighting, Closets, Storage, Tile Floor, Crown Molding, Back Staircase

**Dual Office 1 - 15 x 11:** Recessed Lighting, Chandelier, Built-ins, Hand Scraped Oak Hardwood Floor

**Dual Office 2 - 23 x 23:** Recessed Lighting, Crown Molding, Built In Bookcases, File Cabinets, Hand Scraped Oak Hardwood Floor, Bay Windows

**Conference Room - 17 x 12:** Vaulted Ceiling, Recessed Lighting, Pendant/Chandelier, Hand Scraped Oak Hardwood Floor, Built In Bookcases & File Cabinets, Loft With Library Ladder

**En Suite:** Pedestal Sink, Crown Molding, Sconces, Tile Floor

**Den/Library - 19 x 14:** Recessed Lighting, Dual Chandeliers, Bay Window, Built In Bookcases, Hand Scraped Hardwood Floor, Wood Paneled, Gas Fireplace

**Bar - 9 x 6:** Crown Molding, Copper Countertops & Sink, Tile Backsplash, SubZero Ice Maker, Under Cabinet Lighting, Pendant Lighting, Pass Thru, Window to Courtyard, Foyer, Dutch Door

**Family Room - 28 x 20:** Recessed Lighting, Dual Chandeliers, Crown Molding, Sconces, Bay Window, Hand Scraped Hard Wood Floor

**Theater - 29 x 20:** Recessed Lighting, Crown Molding, Soundproofed Walls, French Doors to Courtyard, Carpet, Theater Seating, Projector & Samsung Screen

**Half Bath:** Marble Vanity, Dual Chandeliers, Sconces, Crown Molding, Tile Floor

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## MAIN HOUSE – SECOND LEVEL

### MASTER SUITE

**Gym - 43 x 20:** French Doors, Waterfall, Staircase, Sunken, Carpet, Recessed Lighting, Closet

**Laundry - 9 x 9:** Pendant Lighting, Crown Molding, Built-ins, Sink, Tile, Dual Stacking Samsung Steam Washers & Dryers

**Dual Walk In 1:** Recessed Lighting, Built-ins, Travertine, Carpet

**Dual Bathroom 1:** Crown Molding, Vanity, Oversized Shower, Travertine, Heated Floor, Walk In Closet/Dressing Room With Recessed Lighting, Built-ins, Carpet

**Dual Walk In 2:** Built-ins, Hones Marble, Carpet

**Dual Bathroom 2:** Honed Marble Vanity, Heated Tile, Oversized Shower With Multiple Sprays & Recessed Lighting, Water Closet, Recessed Lighting & Chandelier, Soaking Tub

**Master Bedroom - 26 x 18:** Recessed Lighting, Vaulted Ceiling, Chandelier, Bay Window, Gas Fireplace, Walk In Closet, Carpet

**Sitting Room - 19 x 16:** Recessed Lighting, Chandelier, Built In Bookcases & Tv Cabinet, Gas Fireplace, Carpet, Travertine

**Half Bath:** Pedestal Sink, Tile, Sconces Lighting, Chandelier, Heated Floor

**Full Bath:** Dual Vanity, Oversized Shower, Water & Linen Closets, Tile, Sconces Lighting, Chandelier, Dual Entry

**Bedroom - 30 x 17:** Crown Molding, Chandelier, Bay Window, Alcove, Carpet, Walk In Closet, French Doors

**Bedroom - 19 x 18:** Recessed Lighting, Chandelier, Dual Entry, Balconette, Walk In Closet, Window Seat, Carpet

**Bedroom - 18 x 18:** Chandelier, Window Seat, Recessed Lighting, Walk In Closet, French Doors, Porch Carpet

**Bedroom - 20 x 20:** Vaulted Ceiling, Recessed Lighting, Chandelier, Bay Window, Walk In Closet, Carpet

**En Suite:** Shower Over Tub, Pedestal Sink, Recessed Lighting, Sconces Lighting, Tile, Travertine Floor, Linen Closet

## MAIN HOUSE – THIRD LEVEL

**Bonus Room - 28 x 22:** Skylights, Carpet

## MAIN HOUSE – LOWER LEVEL

**Rec Room - 28 x 20:** Recessed Lighting, 3 Closets, Carpet

**Half Bath:** Pedestal Sink, Water Closet, Travertine, Sconces

**Bonus Room - 20 x 15:** Recessed Lighting, Crown Molding, Closets, Carpet

**Guest Room - 20 x 17:** Recessed Lighting, Carpet

**Wine Cellar - 9 x 5:** Temperature Controlled Bottle Racks

**Brewery/Canning Kitchen - 15 x 12:** Double Stainless Steel Bowl Sink with Disposal, Stainless Steel Floor Sink, Table, Butcher Block Table, Gas Line, Shelving

## POOL HOUSE

**Summer Kitchen - 26 x 11:** Vaulted Ceiling, Chandeliers, Shiplap, Bluestone, Kitchenette With Sink, KitchenAid, Ice Maker, Fisher Paykel Fridge, Built-ins

**Gathering Area - 14 x 8:** Shiplap, Bluestone

**Bunk Room - 14 x 11:** Shower, Water Closet, 2 Bunks, Shiplap, Bluestone

## GUEST HOUSE

**Great Room - 33 x 28:** Vaulted Ceiling, Recessed Lighting, Pendant Lighting, Closets, Carpet, Walk In Pantry

**Kitchenette - 11 x 8:** Stainless Steel Appliances: Mele Dishwasher, Fisher Paykel Refrigerator, Frigidaire Gallery Stove & Microwave, Sink With Disposal, Butcher Block Counters

**Bedroom - 26 x 16:** Vaulted Ceiling, Recessed Lighting, Walk In Closet, Carpet, Balconette, French Doors

**En Suite:** Vaulted Ceiling, Pendant Lighting, Dual Granite Vanity, Shower Over Tub Tile, Walk In Linen Closet, Dual Entry

## POTTING SHED

**Potting Shed - 22 x 10:** Vaulted Wood Ceiling, Chandeliers, Shiplap, Quartzite Counters, Farmhouse Sink, Built-ins, Bluestone Floor, French Doors, Dutch Door, Heated



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