



THE
**WOOD
LANDS**

KOHLER, WISCONSIN

VILLAGE HOMES IN KOHLER, WISCONSIN

Inspire Celebrate Renew

DESIGN-FORWARD COMMUNITY AND CONVENIENCES
ROOTED IN THE RICH LINEAGE OF KOHLER
AND THE BEAUTY OF NATURE

The Woodlands introduces new styles of living that embrace the Village of Kohler's Olmsted designed lineage and singular aesthetic. Designed by Osterhaus McCarthy and situated within The Clearings of Kohler, a neighborhood for the future and designed with a sense of the past, each residence harmoniously integrates modern interior living spaces within a pastoral landscape. Featuring a balance of natural settings and provincial appeal, these Village Homes offer unparalleled access to the recreational and cultural destinations of a world-class resort in one of Wisconsin's most highly rated school districts. The Woodlands deliver equal measures of an exceptional Village lifestyle with modern amenities to inspire and restore.





INTERIOR DESIGN STATEMENT

There is no shortage of inspiration surrounding The Woodlands. The interior finishes and selections draw from the natural context and are reimagined in a contemporary interpretation. Fresh, textural and clean lines, the Village homes deliver comfortable luxury with an intentional focus on materials that evoke peace and serenity.

MARIA TOPPER

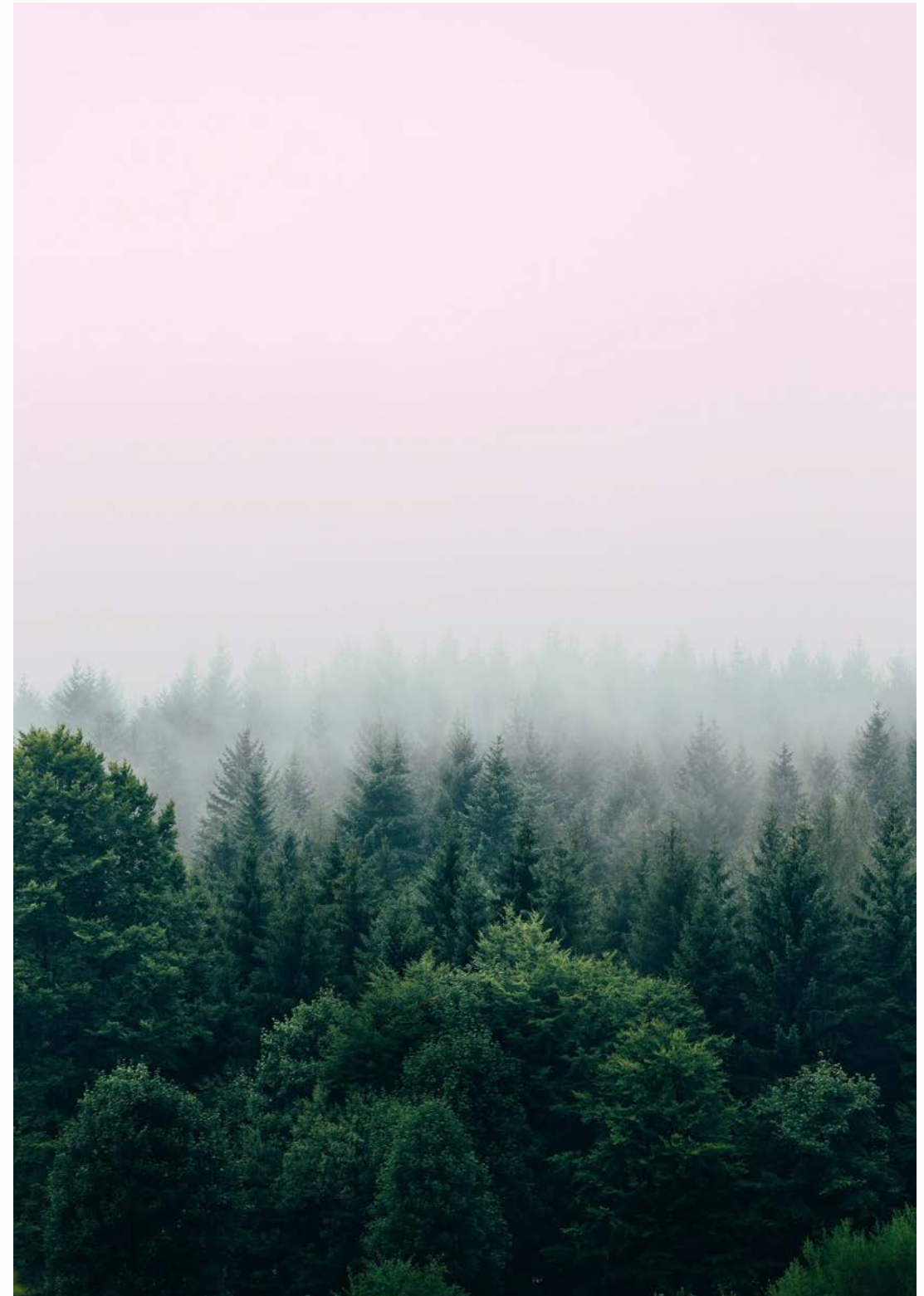
Inspired by the form and function of agricultural architecture, yet rooted in the timeless charm of the Village of Kohler, these homes deliver contextual, yet subtly progressive aesthetic. Anchored near mature woodlands and defined equally by connection to culture and countryside, these year-round, low maintenance Village homes offer versatile designs and distinctive color palettes, delivering something familiar yet unexpected.

SCOTT OSTERHAUS
Osterhaus McCarthy

ARCHITECT'S DESIGN STATEMENT

The Interiors

Renderings of the interiors showcase distinctive finishes and a clean, Scandinavian influence paired seamlessly with timeless exteriors and the beauty of the surrounding nature.





All specifications, features, designs, prices and materials are subject to change.
Rooms, dimensions and square footages are only approximations based on
architectural measurements and subject to modification without notice. Depicted
floor plans and architectural renderings are only an artist's impression.

KITCHEN



KEY FEATURES

WIDE 7 1/2" OAK FLOORING

TWO CAR GARAGE

PRIVATE OUTDOOR ENTRANCE

HIGH-END KOHLER PLUMBING FIXTURES

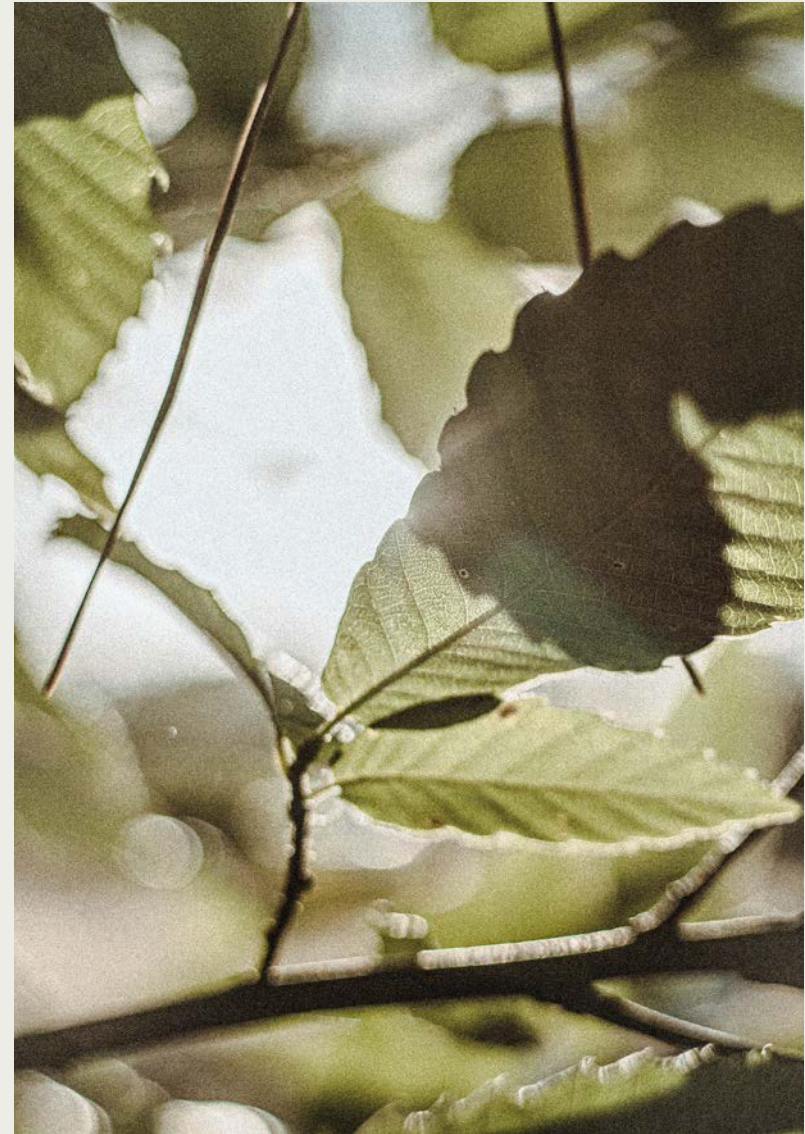
SPA QUALITY PRIMARY BATHROOM



PRIMARY BATHROOM

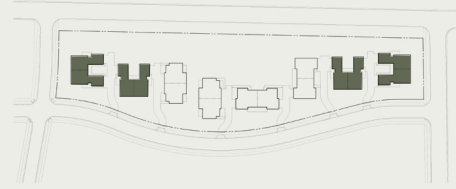
The Floorplans

Crafted to connect people, place and landscape, every two-story home features first-floor primary bedrooms and baths, outdoor terraces and high-end finishes throughout. Each unit is uniquely defined by spacious open concept kitchen, living, and dining areas, wide plank oak flooring and glass expanses that seamlessly blend the interiors with the natural surroundings to create an atmosphere of privacy and repose.



EIGHT VILLAGE HOMES
SIXTEEN UNITS
FOUR FLOORPLANS

MAPLE



3 BED / 2.5 BATH

Village Homes 1, 2, 7, 8

Exterior: Fall, Spring, Winter, Summer

Village Home 8, Unit 2 floorplan shown below

Village Homes 2 and 7: Garage door on perpendicular wall

- 1. Kitchen, Living + Dining 33'0" x 15'0"
- 2. Primary Bedroom 14'5" x 12'0"
- 3. Garage 23'4" x 19'4"
- 4. Bedroom 2 14'10" x 12'0"
- 5. Bedroom 3 13'0" x 12'5"

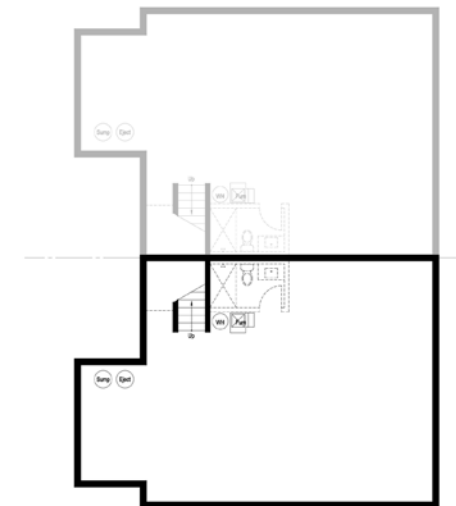
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



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Location of basement bath rough-in, furnace, sump pump, ejector pump and hot water heater subject to change based on final mechanical layouts.

CEDAR



3 BED / 2.5 BATH

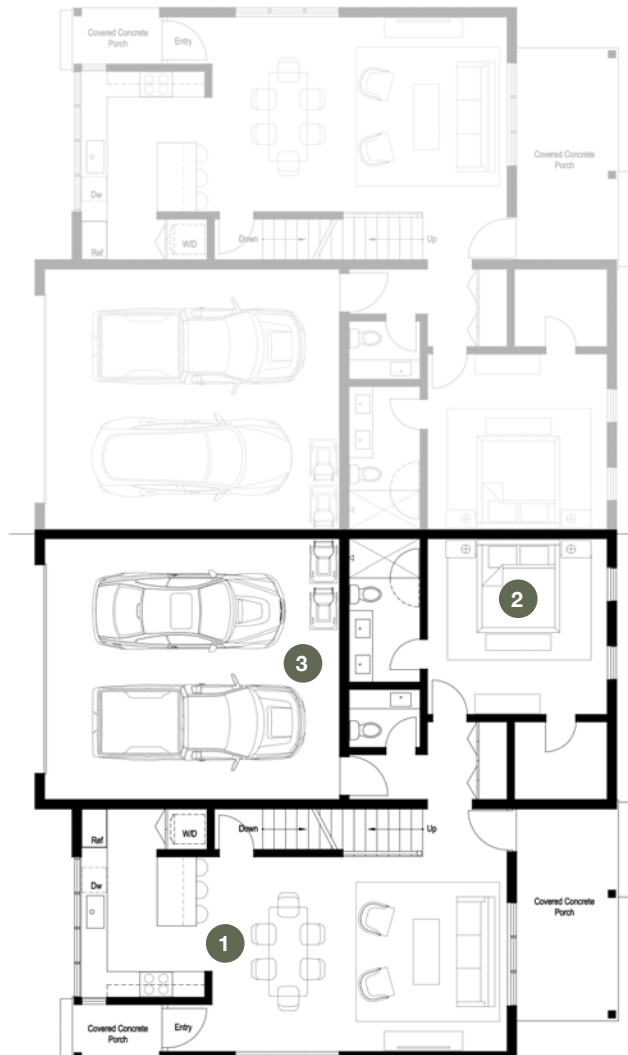
Village Homes 3, 4

Exterior: Summer, Winter

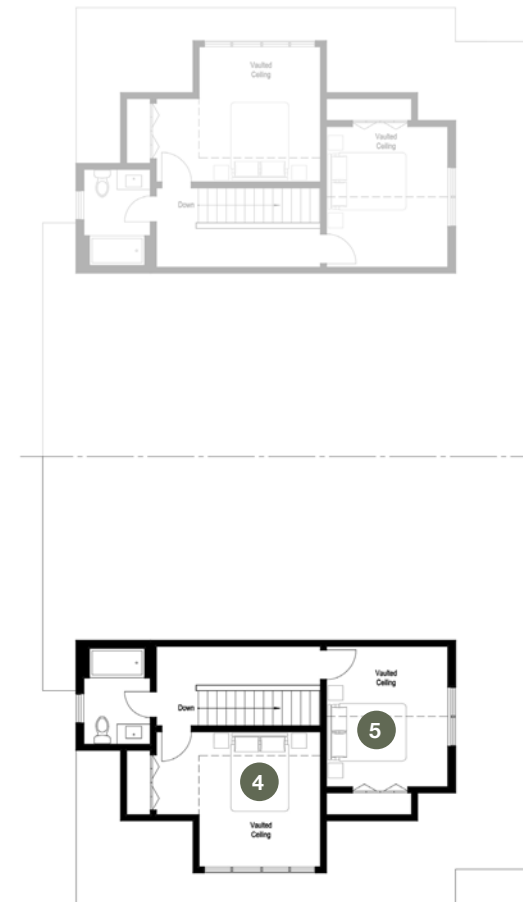
Village Home 3, Unit 2 floorplan shown below

- 1. Kitchen, Living + Dining 33'0" x 15'3"
- 2. Primary Bedroom 13'10" x 13'6"
- 3. Garage 19'11" x 23'8"
- 4. Bedroom 2 15'0" x 12'0"
- 5. Bedroom 3 11'0" x 12'8"

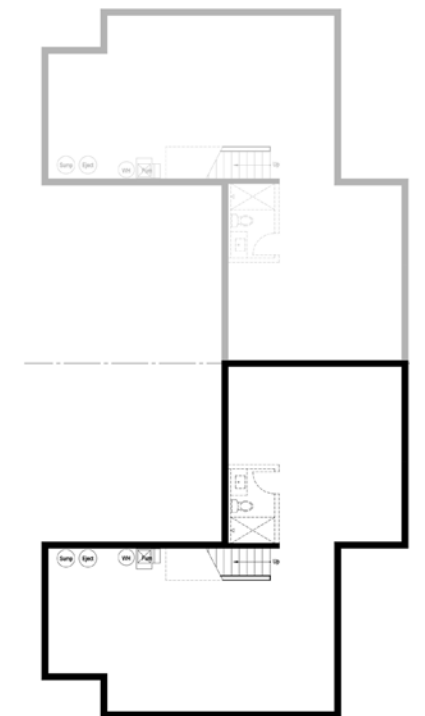
FIRST LEVEL



SECOND LEVEL



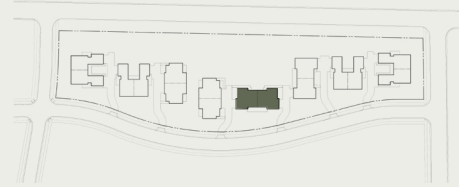
LOWER LEVEL



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BIRCH



3 BED / 2.5 BATH

Village Home 5

Exterior: Spring

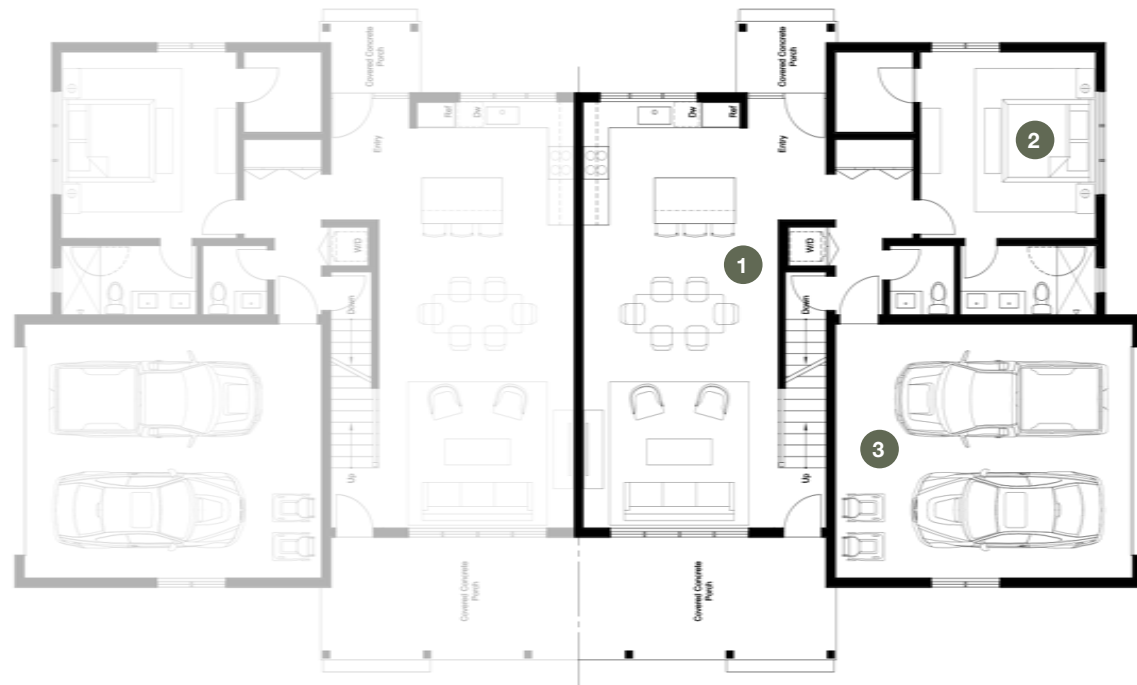
Village Home 5, Unit 2 floorplan shown below

BIRCH MODEL SOLD OUT

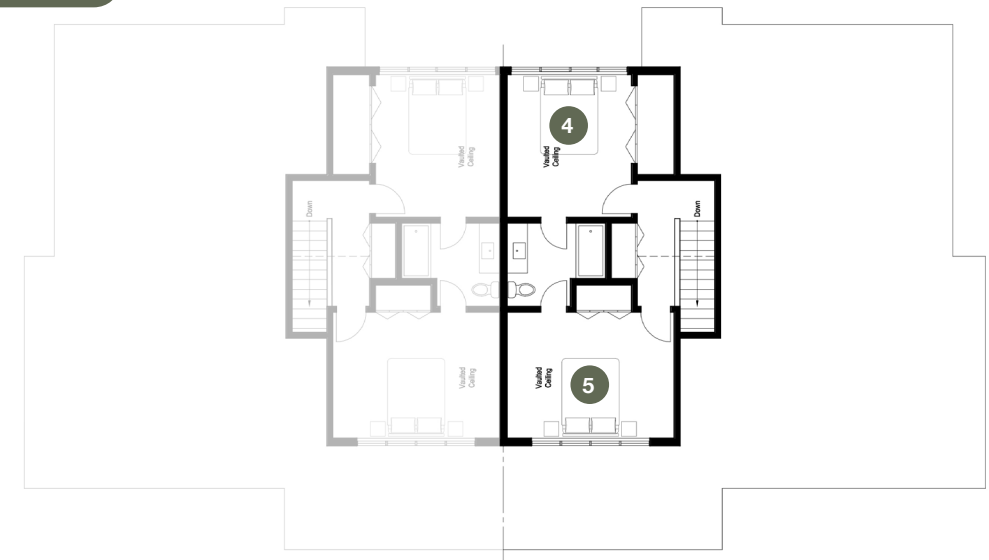


- | | |
|-----------------------------|----------------|
| 1. Kitchen, Living + Dining | 14'10" x 33'0" |
| 2. Primary Bedroom | 14'4" x 13'6" |
| 3. Garage | 23'4" x 20'2" |
| 4. Bedroom 2 | 11'4" x 13'8" |
| 5. Bedroom 3 | 14'10" x 11'2" |

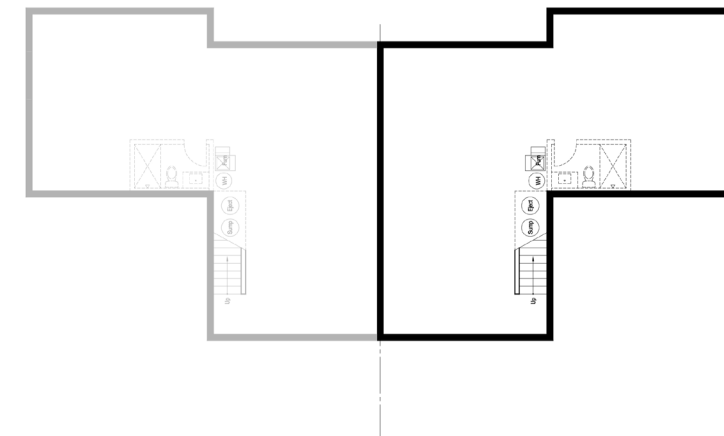
FIRST LEVEL



SECOND LEVEL



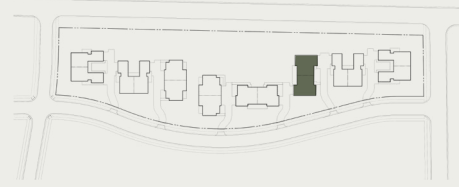
LOWER LEVEL



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OAK



3 BED / 2.5 BATH

Village Home 6

Exterior: Fall

Village Home 6, Unit 2 floorplan shown below

OAK MODEL SOLD OUT



- 1. Kitchen, Living + Dining 14'10" x 33'0"
- 2. Primary Bedroom 14'4" x 13'6"
- 3. Garage 23'4" x 20'2"
- 4. Bedroom 2 11'4" x 13'8"
- 5. Bedroom 3 14'10" x 11'2"

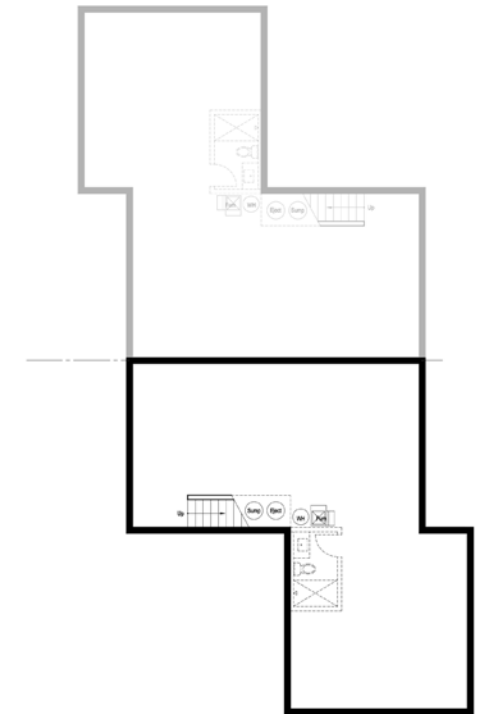
FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



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Location of basement bath rough-in, furnace, sump pump, ejector pump and hot water heater subject to change based on final mechanical layouts.

The Specifications

Following the arc of the seasons, the color schemes of the exteriors are Spring, Summer, Fall and Winter.



SPECIFICATIONS

FOYER

- Flooring: 7.5" wide engineered flooring by ADM
- Surface mount light fixture

DINING / LIVING ROOM

- Flooring: 7.5" wide engineered flooring by ADM

KITCHEN

- Flooring: 7.5" wide engineered flooring by ADM
- Cabinets: Micro shaker cabinets with 42" uppers and integrated LED under cabinet lighting
- Tile backsplash by Ann Sacks
- Countertop: Quartz (2cm)
- Double trash pull out
- Sink: Kohler Vault single-bowl, stainless steel undermount
- Faucet: Kohler Crue pull-down single handle kitchen sink faucet with spray in black
- Two pendant lights over island
- Outlet in island cabinet for microwave

APPLIANCES

- Refrigerator: Bosch 800 Series 36" Stainless Steel 3-Door Refrigerator with Ice Maker
- Cooktop: Bosch 800 Series 30" Stainless Steel gas cooktop with ventilation hood
- Oven: Bosch 500 Series 30" Built-In Stainless Steel Electric Wall Oven
- Dishwasher: Bosch 100 Series 24" Stainless Steel Dishwasher
- Disposal: GE 1/2 HP continuous feed garbage disposal with airswitch

POWDER ROOM

- Flooring: 7.5" wide engineered flooring by ADM
- Vanity: Micro shaker cabinetry and custom mirror with light fixture above
- Sink: Kohler Verticyl undermount sink
- Faucet: Kohler Hint Widespread in black
- Toilet: Kohler Persuade Curv Comfort Height elongated dual-flush chair height toilet with soft close seat
- Towel bar and toilet paper holder

PRIMARY BEDROOM

- Flooring: 7.5" wide engineered flooring by ADM
- Closet: Vinyl coated wire shelves

PRIMARY BATH

- Tile: Porcelain tile on floor, shower floor and shower walls to ceiling
- Vanity: Micro shaker cabinetry and custom mirror with light fixture above
- Sinks: Kohler Verticyl undermount sink
- Lav faucets: Kohler Parallel Widespread bathroom sink faucet with lever handles in polished chrome
- Shower faucets: Kohler Purist with two WaterTile Round body sprays, shower head, and Awaken handshower in polished chrome
- Toilet: Kohler Persuade Curv Comfort Height elongated dual-flush chair height toilet with soft close seat
- Towel bar and toilet paper holder

SECOND / THIRD BEDROOMS

- Flooring: Stain-resistant carpet, rated Green Label Plus
- Vaulted ceilings per plan

SECOND BATH

- Tile: Porcelain tile on floor and tub walls to ceiling
- Vanity: Micro shaker cabinetry and custom mirror with light fixture above
- Sink: Kohler Vertical undermount sink
- Lav faucet: Kohler Hint Widespread bathroom sink faucet in black
- Tub: 5' Kohler Underscore tub
- Shower faucet: Kohler Purist in black
- Toilet: Kohler Persuade Curv Comfort Height elongated dual-flush chair height toilet with soft close seat
- Towel bar and toilet paper holder

LAUNDRY AREA

- Hook-up for optional stackable washer/dryer
- Flooring: Porcelain tile

BASEMENT

- Egress window
- Sump and ejector pump system as necessary
- Plumbing rough-in for future 3/4 bathroom

INTERIOR FINISHES

- Doors: 7' solid-core high-density hardboard, painted white
- Door Hardware: Schlage black levers
- Trim: 1"x4" painted flat-edge base and casing
- Paint: Match to Benjamin Moore OC-51 Intense White on walls and trim, flat finish on walls and satin finish on trim
- Ceilings: Match to Benjamin Moore Super White flat finish paint
- Switches/Outlets: Flat-panel Decora
- 9' Ceilings throughout and vaulted ceilings per plan

GREEN FEATURES

- High efficiency Energy Star furnace with air conditioning and humidifier
- Programmable Wi-Fi-enabled learning thermostat
- Fiberglass Energy Star windows by Andersen (100 Series) with drywall returns
- Low VOC paint
- Energy Star appliances
- LED can lights throughout unit
- Energy efficiency: Designed to meet Uniform Dwelling Code

ADVANCED TECHNOLOGICAL LIFESTYLE FEATURES

- Network Distribution Center
- High band width, Quad Shield RG6 video outlets
- Telecom/data outlets utilizing high speed cable

GENERAL FEATURES

- Tyvek house wrap
- LP SmartSide Exterior Cladding including Fascia and Soffit
- Smoke and carbon monoxide detectors hardwired
- Two car garage with insulated overhead door and two remote controls for garage door opener
- Concrete driveway, sidewalks, and patios
- Professional landscape plan by Landmark Landscapes
- Passive radon mitigation system
- Demising walls between units: double 2"x6" staggered studs with four layers of drywall
- Concrete patios
- Frost-proof hose bib

SPECIFICATIONS

Village Home 1 & 6

FALL SCHEME

- Horizontal Siding: LP Tundra Gray
- Board & Batten: LP Tundra Gray
- Exterior Entry Doors: Black
- Windows: Andersen 100 Series, Black
- Roof Shingles: Certainteed, Driftwood
- Beadboard: White
- Trim Boards: White
- Outside Corner Boards: LP Tundra Gray
- Garage Doors: LP Tundra Gray

Village Home 4 & 7

WINTER SCHEME

- Horizontal Siding: Sherwin Williams Jubilee
- Board & Batten: Sherwin Williams Jubilee
- Exterior Entry Doors: Black
- Windows: Andersen 100 Series, Black
- Roof Shingles: Certainteed, Driftwood
- Beadboard: White
- Trim Boards: White
- Outside Corner Boards: Sherwin Williams Jubilee
- Garage Doors: Sherwin Williams Jubilee

Village Home 2 & 5

SPRING SCHEME

- Horizontal Siding: Sherwin Williams Evergreen Fog
- Board & Batten: Sherwin Williams Evergreen Fog
- Exterior Entry Doors: Black
- Windows: Andersen 100 Series, Black
- Roof Shingles: Certainteed, Driftwood
- Beadboard: White
- Trim Boards: White
- Outside Corner Boards: Sherwin Williams Evergreen Fog
- Garage Doors: Sherwin Williams Evergreen Fog

Village Home 3 & 8

SUMMER SCHEME

- Horizontal Siding: LP Summit Blue
- Board & Batten: LP Summit Blue
- Exterior Entry Doors: Black
- Windows: Andersen 100 Series, Black
- Roof Shingles: Certainteed, Driftwood
- Beadboard: White
- Trim Boards: White
- Outside Corner Boards: LP Summit Blue
- Garage Doors: LP Summit Blue





Village Home 1

Floorplan: **Maple**
Exterior: **Fall**

Village Home 2

Floorplan: **Maple**
Exterior: **Spring**

Village Home 3

Floorplan: **Cedar**
Exterior: **Summer**

Village Home 4

Floorplan: **Cedar**
Exterior: **Winter**

Village Home 5

Floorplan: **Birch**
Exterior: **Spring**

Village Home 6

Floorplan: **Oak**
Exterior: **Fall**

Village Home 7

Floorplan: **Maple**
Exterior: **Winter**

Village Home 8

Floorplan: **Maple**
Exterior: **Summer**

The Area

For more than 100 years, the Village of Kohler has offered enhanced quality of life, in a singular setting. A world-class resort destination, the Village of Kohler offers an endless array of cultural and recreational activities.

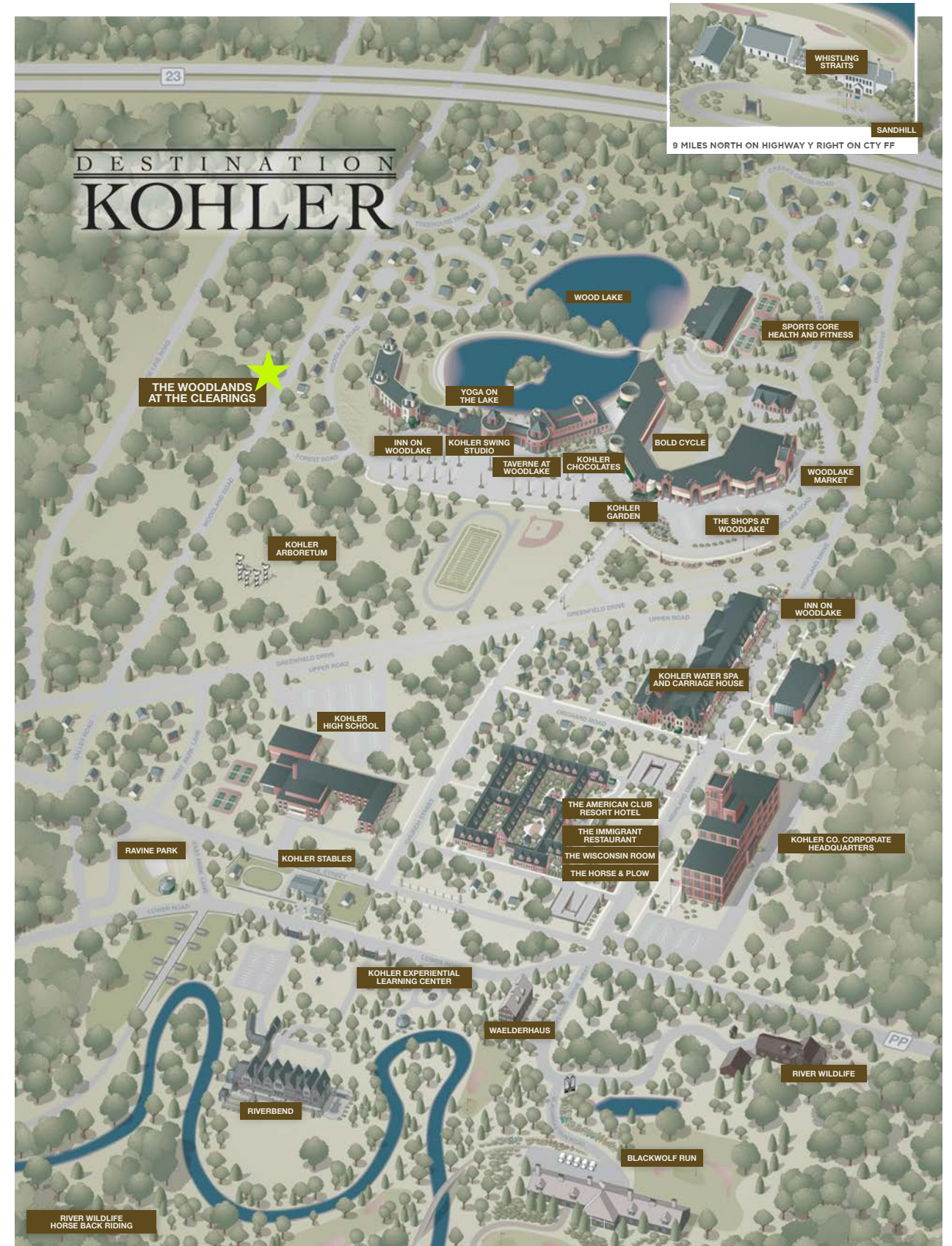




Photo courtesy of Kohler Co.



Photo courtesy of Kohler Co.



Photo courtesy of Kohler Co.



Photo courtesy of Kohler Co.



The Design Team

OSTERHAUS MCCARTHY

Design Architect

Osterhaus McCarthy LLC has a commitment to finding the optimum aesthetic and technical solution for a diverse range of projects. They bring a consistent vision of contemporary aesthetics combined with the client's vision to their projects. They believe architecture should contribute to the comfort of the occupant, utilize materials and technology appropriate to the location, and inspire the curiosity and aesthetic sensitivity of those utilizing the building. Their completed buildings are studies in restraint, responsive to the scale of the neighbors, subtle in use of material yet bold and assertive. Simple and clear in execution, their designs create solutions and look to the future.

MARIA TOPPER

Interior Design

Maria Topper Design is best known for ideation in the residential and commercial design space. Equal parts interior designer and creative consultant, Maria offers a unique approach to creating cohesive spaces. With a richly diverse client roster, her designs strategically resonate with the quality minded, design savvy end user. Maria approaches each project as an opportunity to tell a story and hones in on what feelings she wants the client to experience. Through a curated selection process, each material selection is carefully considered, compared and tangibly reviewed for quality and durability. Maria's projects exude a lifestyle of ease, approachability and simply feel good.

The Development Team

BOB RANQUIST

Bob Ranquist has developed more than five hundred high value residences over the last 25 years that satisfy the most discriminating tastes, and advance his reputation for architectural excellence. His philosophy unites uncompromised design, a forward thinking grasp of today's home buyers, and a fresh real estate perspective that encourages innovation, efficiency and affordability.

JOHN SEARLS

John Searls is a residential developer with over 30 years of industry experience. With a focus and expertise in high-end contemporary buildings, John's projects are carefully selected and skillfully executed. He demonstrates a broad range of diversity including multi-family condominiums, townhomes, apartments, and single family homes. He has a unique vision for site selection, along with design savvy and the ability to execute complex construction with excellence. All projects have a simple mission: to deliver long-lasting and well-built homes. The depth and breadth of his experience, including businesses in the material supply and home improvement industries, give John a unique ability to execute projects effectively.

CHRIS DILLION

Chris Dillion creates and enhances inspired places, collaborating with community builders and city makers as a catalyst for sustainable change. At the connection of the natural and built environments, his work is inspired by the power of place. Projects are design forward, at a variety of scales, connected and deep green. His process is iterative, leading change and embracing continuous reinvention.

VILLAGE
REALTY &
DEVELOPMENT

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THE
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LANDS

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05/13/23

