

# #1

# 2704 Canvasback Drive, Menasha



**From Hwy 441:** Take Exit 291 US-10 E/S Oneida St. Take US-10 Oneida St. South 1.7 miles. Use Left 2 Turn Lanes to turn left on US-10 Eastbound for 1.1 miles. Turn Left/North onto Fireline 4/Kernan Ave. .2 miles. Turn Right/East onto Gosling Way .2 miles. Turn Left/North onto Gosling Way Court .2 miles. Turn Right/East on Canvasback Dr. .1 Miles

See Map On Pages 14-15

## Atkins Development Group

### Project Description

Woodland Lakes Cottages is Fox Valley's newest Luxury Ranch Home community. Feel like you are on a permanent vacation yet so close to your lock and leave low maintenance home.

The Torino is an incredible, expansive home with plenty of room for oversized sofas, a large dining table and room to spare. This elegant and wide-open home allows you to host friends and family easily and comfortably.

- Welcome your guests in grand fashion on your large porch boasting an 8' front door.
- Enjoy your delightful owner's suite with attached screen porch, 10' tray ceiling, custom walk-in shower and double sinks with quartz counters.
- Delight your guests with the decadent kitchen offering gourmet appliances, an expansive island with seating, making it the ideal place for a quick meal or a grand feast.
- Second floor bonus suite and finished lower level. Each provides an additional bedroom, bathroom, flex space and kitchenette.
- Finished and heated 3 car garage

When you desire a home that is built to satisfy an entertaining lifestyle as well as thoughtful privacy features, look no further.

Atkins Development Group is a family run builder. Started by Steve Atkins in the 90s and now accompanied by son Daniel, daughter Christine and son in-law Aaron.

We take pride in providing our customers personal service working to design and build a home well suited to each customer's needs. We can provide a total service package to our clients including lot selection/real estate, architectural design, construction, and interior design.



Scan for more about this builder



**Subcontractors and Suppliers:**  
Alpine Insulation Co. LLC \*  
Overhead Solutions  
Valley Cabinet Inc.\*

\*Member, Mid-Shores Home Builders Association Inc.