



401 N. Century Ave.  
Waunakee, WI 53597  
(608) 850-4450  
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## **Letter of Intent**

**Address:** 1522 Waunona Way, Madison, WI

**Owner:**

Scott & Sandy Waring  
1522 Waunona Way  
Madison, WI  
608-215-9596  
Scott\_wareing@yahoo.com  
Sandy\_wareing@yahoo.com

**Contractor:**

Classic Custom Homes  
401 N Century Ave.  
Waunakee, WI  
608-850-4450  
kristi@cchhofwaunakee.com

Scott and Sandy Wareing, owners of 1522 Waunona Way, purchased the home with the intention of making this into a permanent residence and knowing several updates and modifications would be needed. Over the course several months, it became apparent that tearing down the existing home and re-building would be the most effective process for them to get all of their needs incorporated into a new design.

The existing home was built in 1974 and very few upgrades have been completed. The layout of the rooms and flow of the house isn't reflective of the amazing view the property has. In addition, split level ranch doesn't allow for easy entry – no matter where you enter, several steps are needed to access the main level.

The new house will be a traditional two-story home boasting at total of 4,202sf with the primary bedroom on the main level. Three additional bedrooms and 2 baths will be on the second floor. One bedroom, a bathroom, and family/game room area will be in the lower level. The floor plan pays particular attention to making the most of the views of the lake. The house will remain as close to the front of the lot as possible, as to not block the neighbors' views and make the most of the back yard space.

Overall, the new house will be a beautiful addition to a neighborhood that's slowly updating the older homes along that street.