



# focus on design

LOG & TIMBER HOMES - ARCHITECTURAL DESIGN - CONSTRUCTION - INTERIOR DESIGN & DÉCOR



## HARBOR COVE

**TOTAL SQUARE FOOTAGE: 5,735**

FIRST LEVEL: 3,807 SQ. FT. SECOND LEVEL: 1,928 SQ. FT.

*Ideal for waterfront property!*

The Harbor Cove takes full advantage of living on the water, bringing spectacular views to every space and providing a functional floor plan that makes everyday life easy for its owners. The open concept kitchen, dining and living room offers grand glass walls and extend to the spacious outdoor patio. A luxurious master suite is a private sanctuary on the main level and boasts a fireplace and patio access. Two additional bedrooms and an uber-organized mudroom/laundry complete with abundant storage and dog shower round out the main level. A theater/media room, open loft connecting to a canopy porch, and bonus room are located upstairs.



**floor plan**  
VIEW FLOOR PLAN DETAILS.  
[CLICK TO VIEW.](#)

PERSONALIZE THIS PLAN TO FIT YOUR NEEDS AND STYLE.



### BUILDING A LOG, TIMBER OR HYBRID STYLE HOME

## On The Water



#### What considerations should I keep in mind when planning to build on the water?

When working with waterfront property, the water becomes a priority focus while designing the home. First and foremost, you should take advantage of the incredible views from as many spaces possible. Careful placement of rooms the homeowners want to enjoy the views from most should be taken into consideration right from the start. Major spaces like the great room, kitchen, dining, master bedroom and screen porch or four-season room are generally placed on the waterside of the home and usually feature larger expanses of glass.

Another thing to consider is outdoor accessibility. Entrances to and from the water should be convenient for both homeowners and guests. Think about providing an outside door entrance to a bathroom or laundry/mudroom area. This should make it easy for people to shower or clean-up with minimal messes. Patio doors or Nana Walls provide great indoor/outdoor access from the main living area to the outdoors.

Of course, outdoor living space is another key factor. At Wisconsin Log Homes, we've designed everything from simple, quaint patios to luxurious outdoor sanctuaries featuring amenities such as outdoor grilling stations, kitchens, dining areas, cocktail bars, fireplaces, hot tubs, pools, gazebos, pergolas, pavilions, etc. Private balconies or patios off the master suite or other areas are also frequently implemented into our designs. If you live in an area where insects are more prevalent, a screened porch or four-season room might be a good idea as well.

Most homeowners who live on the water also need storage space for boats, water equipment and toys. Building a boat house near the water to coordinate with the main home usually makes for great storage space. Otherwise, many homeowners opt to put an additional garage door on the water side of their home to accommodate their storage needs.

Last but not least, you should take into consideration what your neighbors have done or will be required to do with their home in the future. Design your house accordingly so you do not have unwanted views from certain areas throughout your home. In many cases, the slope or shape of your neighbor's property will effect what you design.

#### What design challenges does building on the water present?

Sometimes, building your home on the water means working around very steep slopes or contending with bluffs. Many areas also have very stringent setbacks and building requirements you must work around. You might also have tree lines to contend with while situating the house to achieve the best views and most functional floor plan. It's crucial that you choose a designer who is experienced and knowledgeable when it comes to designing homes for these types of locations.

#### How can I work around these challenges with my designer?

As with building a home in any location, a homeowner should work closely with their designer to achieve a floor plan that will fit their unique needs, style, location and budget. Communicate openly with your designer – prioritize your needs and verbalize your budget right from the start. As with every piece of property, there are always going to be factors to work around. You might be forced to have a walk-out basement because of the steep slope, or you may have to place your home in a specific location because of local building codes and setbacks. The important thing is that you are able to create a floor plan that accommodates your lifestyle while also blending naturally with its surroundings.

#### What construction challenges does building on the water present?

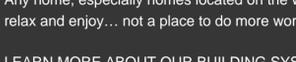
On properties with a steep slope, it can be difficult for construction workers to get access to the property and it can sometimes be a challenge to work on. In some cases, a crew may need a crane to help set walls and other machinery to help expedite the construction of the home. For instance, we have worked on projects that have an extreme 45 degree slope. The foundation and site work needed to be engineered and approved. Excavation and installation of the foundation is much more involved and complicated than it would be for a flat building site. You will also have to consider the design of the septic system layout, how it's going to impact where the home can be placed, setbacks and local codes.

#### What ongoing maintenance and upkeep will I be faced with by building a custom wood home on the water?

Wisconsin Log Homes' energy efficient Thermal-Log™ Building System is the most easily maintained log, timber and hybrid home system you'll find in the industry. Based on the design of our building system, our homes don't require any maintenance other than exterior staining every few years as needed, no matter where the home is located. Any home, especially homes located on the water, are meant to be a peaceful place to relax and enjoy... not a place to do more work!

[LEARN MORE ABOUT OUR BUILDING SYSTEM HERE](#)

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From your friends at WISCONSIN LOG HOMES

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