

11400 Santo Rd
Verna Lake Retreat
Arbor Vitae, Wisconsin

A once-in-a-lifetime opportunity to own an extraordinary Northwoods estate where luxury, privacy, and endless possibilities converge. Encompassing 34.5 beautifully manicured acres with an incredible 2,493 feet of frontage on Verna Lake, plus additional 598' of Verna creek frontage, this remarkable property offers a level of seclusion rarely found. Adjacent to State Forest lands and located just four miles from the local airport and area conveniences, the setting is both peaceful and easily accessible. With a large percentage of State owned land and only 9 other property owners on the lake, Verna Lake provides an exceptionally private and tranquil waterfront experience.

The custom-built 5,600 sq ft 4 bedroom/2.5 bathroom main residence, completed in 1993, showcases timeless craftsmanship and thoughtful design throughout. Quartzite flagstone begins on the welcoming front porch and continues seamlessly into the home, creating an impressive first impression. The gourmet kitchen is appointed with premium appliances, Fehr cabinetry, a walk-in pantry & dedicated workspace, blending elegance with everyday functionality. 2 separate screened porches offer extensive views of the lake & setting & open to spacious decks that surround the home. A striking see-through fireplace connects the great room and primary suite, while the luxurious primary bath features a relaxing soaking tub. The walkout lower level is designed for entertaining with a spacious recreation area, wet bar, and 2 bedrooms (one non-conforming) including a private en suite guest bedroom. If you are in need of even more main living space, the home was designed with the potential to add 2 additional bedrooms & 1 bath above the garage-blueprints can be provided.

Beyond the main residence, three year-round turn key (all furniture & furnishings included) guest cottages each offer two bedrooms and one bath, providing comfortable accommodations for family and friends or exceptional income potential. Existing zoning allows the cottages to be operated as a rental business, making this property equally suited as a private family compound, executive retreat, or investment opportunity.

Every detail of the estate reflects quality and meticulous care, including beautifully landscaped grounds with an underground sprinkler system, backup generators serving each home and cottage. Expansive paved parking areas, a heated attached garage, an additional heated detached garage with an impressive workshop space & security system complete the package.

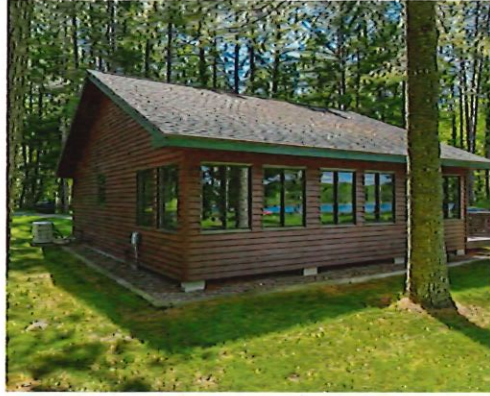
Whether envisioned as a legacy family estate, an exclusive waterfront retreat, or an income-producing investment, this exceptional Verna Lake property offers an unparalleled combination of luxury, privacy, and versatility in the heart of Wisconsin's Northwoods.

**11400 Santo Rd
Verna Lake-Arbor Vitae
Main home 5,600 sq ft plus 3 additional year round turn key cottages**

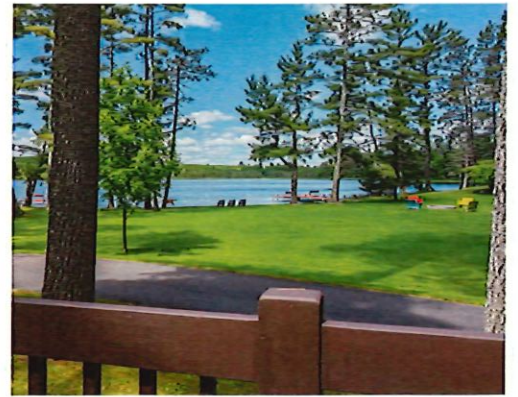
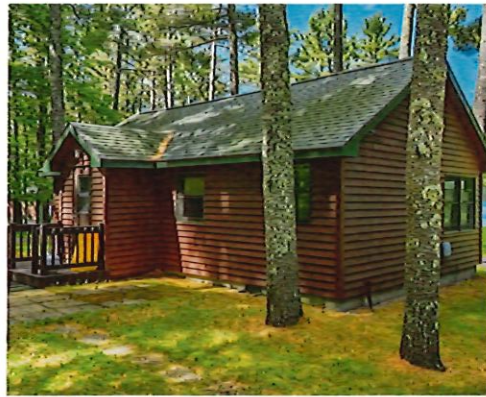
Amenities

Main home built in 1993 Blicharz Builders Inc
Cottages remodeled in 1992
2,493' frontage on Verna Lake
598' frontage on Verna Creek
Located on 34.5 Acres & adjacent to the Northern Highlands State Forest
Total of only 10 Residents on the Lake
Quartzite flagstone front porch
Dark Pine kitchen cabinets made by Fehr Cabinetry
Granite kitchen island
Quartz kitchen countertops
Quartzite flagstone flooring
Quartzite flagstone bathroom countertop
Wolf Range/KitchenAid appliances w/ Subzero Refrigerator
Walk in kitchen pantry plus additional pantry
Built in office workspace in the kitchen
Upgraded Commercial ceiling fans
See through Fireplace Great Room to Primary Bedroom
Double walk-in closets in Primary Bedroom
Primary Bath-double vanity, soaking tub, tile shower
Lower Level wet bar & wood burning fireplace
Lower level offers 1 bedroom as an ensuite plus an additional non-conforming bedroom
Secret Safe room
Plans available for option to build additional living space above the garage
Manicured grounds w/ underground sprinkler system
Generic Generator in main home & each cottage
Paved parking areas
Attached heated (Hot Daug) 2 stall garage
Detached heated (Hot Daug) 4 stall garage w/ workshop
Spectrum internet Main home & cottages plus Starlink in Main home
Kwaterski Scan Log Siding
Weather Shield Windows-home
Pella Windows-Cottages
2 Air Conditioning units in main home
2 Furnaces in main home
2 gas water heaters
Full security system including video
400 Amp electricity in the main home
500 GL LP tank for main home plus 500 GL LP tank for cottages
2017 Main home windows, main home AC, main home decks & roofs on all buildings replaced
Proximity to the Lakeland Airport-4 miles
2026 Mosquito & Pest control applied
2026 Main home deck re-stained

Cottage #1 Eagles Nest



Cottage #2 Loons Nest



Cottage #3 Bears Den



Cottage Measurements

	Eagles Nest	Loons Nest	Bears Den
	1,181 Sq Ft	1,088 Sq Ft	660 Sq Ft
Kitchen	9 x 9	9 x 7	10 x 8
Dining Area	9 x 6	combined w/ LR	N/A
Living Room	15 x 10	32 x 9	12 x 10
4 Seasons Porch	38.6 x 10	23 x 8	19 x 7.5
Bedroom 1	9.5 x 9	9 x 9	12 x 6
Bedroom 2	16 x 10	9 x 9	11.6 x 9
Bathroom	Full Bathroom	Full Bathroom	Full Bathroom
Entrance	9 x 5	5.5 x 4	N/A

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Inclusions

All appliances in home & cabins
All furniture & furnishings in cabins only
4 hard wired generators
John Deere lawn mower & components
Vac Cart
Golf Cart
All piers
Canoes
Kayaks
Row Boats

Not Included

Furniture & furnishings in the main home
Personal property of the seller
Artwork
Keepsakes