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FREQUENTLY ASKED QUESTIONS

**8048 W Herbert Ave
Milwaukee, WI 53218**

Above grade: 1st floor is 1,120 sf

Below grade: Approximately 746 sf with approximately 500 sf finished

Mechanicals

Roof: Approximately 9 years old

Furnace: Approximately 27 years old, Carrier with April Aire Humidifier

Central Air: Approximately 25 years old, Carrier Puron

Water Heater: 2023 Rheem 40 gallon

100 Amp Service

Gas: \$64.13 average per month

Electric: \$162.44 average per month

Updates

2023 - Hot water heater

Value Added Features

Hardwood floors in front room and bedrooms

Laminate floor in kitchen and rec room

Stainless steel oven/range, refrigerator, microwave and dishwasher

Fenced in yard

Lower level was used as a music studio

Sound proofing pads on the walls

Water resistant 12x12 acacia wood tiles

Due to all of the expensive sound equipment the lower level was monitored for temperature and humidity control. The acacia wood tiles sit approximately 3/4 inch off the ground. The tiles can be lifted up, cleaned and allows for air circulation and makes it easy to clean the floor underneath.