

Home Facts & Offer Instructions:
2425 N 81st St
Wauwatosa, WI 53213

- Updates per Seller during Homeownership (per Seller):
- Windows replaced and custom window treatments
- Carpeting Replaced stairs and second floor
- Kitchen fully fully remodeled
- Main Floor Bathroom- fully remodeled
- Second Floor Bathroom- enlarged and fully remodeled
- Entire interior repainted
- Mudroom- rebuilt and remodeled
- AC unit- 2024- serviced annually
- Furnace-2026
- Water Heater- 2015
- House Roof- 2022
- Landscaping- private back yard with two patios, small pond and electric awning

EARNEST MONEY INSTRUCTIONS: AGENTS: EARNEST MONEY IS HELD BY ATTORNEY'S TITLE AND CLOSING SERVICES. PLEASE ADD "Attorney's Title & Closing Services" to line 62. MAKE EARNEST MONEY CHECK PAYABLE TO ATTORNEY'S TITLE TRUST & DROP OFF OR MAIL TO: Attorney's Title 12970 Bluemound Rd. Elm Grove WI 53122 PLEASE INSTRUCT BUYER TO WRITE ADDRESS OF PROPERTY & "FIREFLY" ON MEMO LINE.

Please allow 48 hours for binding acceptance. Offers will be forwarded to the Seller upon receipt and Seller reserves the right to accept an offer at any time.

Sellers ideal closing: ASAP

