

FALK•RUVIN•GALLAGHER

REAL ESTATE TEAM - KELLERWILLIAMS.

Seller's List of Improvements

8612 Western Ave | Cedarburg, Wisconsin

Key Details: per Seller. Please note these features and details are in addition to those denoted in MLS. Please consult the MLS Datasheet for more information.

2026

- Replaced electric range with gas range – 2/2/26

2025

- Ran trac pipe gas line to future gas range – 12/16/25
- Replaced microwave oven – 11/15/25
- Installed Roman shades for 4 windows – 7/11/25
- Replaced south garage door opener – 5/20/25
- Replaced Whirlpool washing machine – 1/13/25
- Replaced Whirlpool electric dryer – 1/13/25

2024

- Added hardscaping for porch – 11/9/24
 - Stone steps
 - Stone walls
 - Limestone patio
- Installed new shower head in master bath – 7/30/24
- Added 3-season porch
 - Relocated west water faucet – 6/19/24
 - Installed 4" Gimbel LED for door lighting – 6/12/24
 - Luxury plank installation (161 SF) – 5/21/24
 - Installed fan/light & extension – 5/14/24
 - Re-connected gas lines and relocated and added outside water outlets – 4/26/24
 - Relocated gas meter – 3/26/24

2023

- Replaced chimney – 11/22/23
- Installed light in bath/shower – 10/6/23
- Installed crown moulding and replaced south roof trim on Carriage House – 6/22/23

2022

- Replaced front combination door, threshold, and trim – 3/16/22

2021

- Installed new front screen door hardware – 7/26/21
- Removed and installed new decorative tile in shower – 4/20/21
- Installed two new faucets – 3/10/21
- Installed new powered anode rod – 3/10/21
- Painted guest bath refresh – 3/8/21
- Installed light fixtures (2) in second floor hall – 2/18/21
- Installed Daikin DM97MC furnace – 2/11/21
- Installed new guest bath vanity top and faucet – 1/28/21
- Installed new kitchen faucet, strainer, dishwasher vent and soap dispenser – 1/28/21

2020

- Installed new lights (2) for second floor hall – 12/23/20
- Repaired flooring in bathroom and hall – 9/9/20

2019

- Constructed closets in guest room and replaced closet door in office – 12/17/19
- Installed CedarSafe aromatic Eastern Red Cedar closet liner – 12/6/19

2018

- Replaced West/South combination storm window and replaced window above in main house – 7/16/18
- Installed cordless, top/bottom, cellular shades for South studio windows (2) – 4/20/18

2017

- Installed Emerson fan & light for master bedroom – 2/3/17

2016

- Installed new storm and entry doors – 12/9/16
- Installed new storm door hardware (2291) – 11/8/16
- Installed Simpson 70744 Shaker Exterior Door – 9/26/16
- Installed 7192 Screen door – 9/26/16
- Installed entry door hardware (7104+8450) – 9/26/16
- Installed Dog Guard – 8/10/16
- Replaced garage door springs and rollers – 5/10/16
- Replaced play system tarp – 4/4/16
- Replumbed and reinstalled vanity fixtures in master bath – 3/3/16
- Removed and reinstalled bath cabinet; installed medicine cabinets – 3/2/16
- Installed Kohler mirrored medicine cabinet in oil rubbed bronze (2) – 2/18/16
- Installed Kohler single handle mid-arc oil rubbed bronze faucet (2) – 2/12/16
- Installed Corian Willow counter top w/ 2 Glacier White lavatories – 2/8/16

2015

- Replaced all windows in addition – 10/31/15
- Replaced main level floors with prefinished reclaimed pine floors – 4/18/15

2014

- Installed Aprilaire humidifier – 11/26/14
- Connected heated Gutter Glove to electrical service – 9/30/14
- Installed Gutter Glove – 8/27/14
- Installed cedar picket fence around garden – 4/23/14
- Replaced defective pressure tank – 1/29/14

2013

- Installed compost bins (cedar lumber & supplies) – 10/1/13
- Tuck pointed carriage house – 5/31/13
- Installed Rosedale arbor and 36" gate – 5/25/13
- Installed four raised garden beds (cedar lumber & supplies) – 5/15/13
- Replaced 4 storm windows + installation – 5/6/13
- Various adjustments for appliance installation – 3/27/13
- Replaced dishwasher (KitchenAid KFCS22EVBL) – 3/21/13
- Replaced refrigerator (KitchenAid KUDE70FXBL) – 3/21/13
- Reinsulated farmhouse – 3/20/13

2012

- Tuck pointed farmhouse – 10/26/12
- Waterproofed farmhouse – 10/26/12
- Miscellaneous window repairs – 9/26/12
- Replaced north garage door opener – 6/20/12
- Replaced sump pump and closed NW basement window – 4/30/12
- Renovated west side foundation – 4/30/12
- Renovated gravel drive – 4/30/12
- Upgraded baseboards and trim; repaired garage side door – 4/19/12
- Replaced gutters and roof trim – 4/13/12
- Installed new shingles on farmhouse – 4/13/12
- Replaced farmhouse roof – 4/13/12
- Replaced farmhouse chimneys (2) (nonfunctional) – 4/3/12
- Restored original farmhouse lighting rods – 4/13/12

Previous Owner's List of Improvements

2011

- Extended driveway
- Front patio landscaping

2010

- Installed side vent gas water heater
- Added kitchen glass cabinets

2009

- Installed new water softener
- Installed new dishwasher

2008

- Removal of original exterior wall between family room and kitchen floor finishing and structural support

2007

- Added blue stone patio and stone wall landscaping in back

2005

- Added garage with finished upper studio, grading, foundation, gas and water lines
- Relocated driveway and installed asphalt

2003

- Buried phone and electrical lines
- Installed new breaker box
- Initial landscaping and grading

2002

- Installed new furnace & air conditioning