

FALK·RUVIN·GALLAGHER

REAL ESTATE TEAM - KELLERWILLIAMS.

Age of Key Components

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.

ROOF, SIDING & WINDOWS

Roof: Farmhouse roof replaced (Eastside Roofing) and new shingles installed on farmhouse (Assurance Roofing), 4/13/2012

Gutters: Gutters and roof trim replaced, 4/13/2012; Gutter Glove installed 8/27/2014 and connected to electrical service (heated) 9/30/2014; heated panels installed 11/9/2016

Chimneys: Farmhouse chimneys (2) replaced, 4/3/2012 and 11/22/2023

Windows: All windows in addition replaced (Marvin), 10/31/2015; storm windows replaced 5/2013, 8/2014, and 7/2018.

HEATING & COOLING

Heating: Daikin DM97MC furnace, 2/11/2021

Aprilaire humidifier, 11/26/2014

Cooling: Air conditioning, 2002. Inspected and serviced in 2026.

WATER HEATER

Hot Water Heater: Side vent gas water heater - 40 gal, 2010

Powered anode rod installed, 3/10/2021

WATER SYSTEMS

Private well and septic system

Water softener, 2009

Pressure tank replaced, 1/29/2014

Sump pump replaced, 4/30/2012

Septic tank replaced 6/12/18

ELECTRICAL

New breaker box and service, 2003

Phone and electrical lines buried, 2003

APPLIANCES

Refrigerator:

KitchenAid KUDE70FXBL, 3/21/2013

Refrigerator/Freezer, Shop Building, *age unknown*

Stove/Oven:

Gas range, 2/2/2026

Dishwasher:

KitchenAid KFCS22EVBL, 3/21/2013

Microwave:

Microwave oven, 11/15/2025

Laundry:

Whirlpool washing machine, 1/13/2025

Whirlpool electric dryer, 1/13/2025

GARAGE

Garage Door Openers: North, 6/20/2012; South, 5/20/2025

Garage door springs and rollers replaced, 5/10/2016

OTHER SYSTEMS

Dog Guard electronic pet containment, 8/10/2016