

2649 North Hackett Ave 2
Milwaukee, Wisconsin 53211

Georgetown East Condominiums

The information contained within was provided by the Seller and should be verified for accuracy.



Condo Questions:

- The Association is Managed by Kasdorf Properties, with Three Owners serving as Volunteer Board Members.
- The Association Operates on a Fiscal Year starting in July. The Annual Meeting is held each June. Any major decisions are made at this meeting.
- The Fee Includes Heat, Water, Common-Area Maintenance, Basement Laundry, Trash/Recycling, Management, Snow Removal, Landscaping and contributions to the Reserve Fund.
- There is an Online Portal/App for paying Bills, Accessing Documents, Submitting Work Orders, Etc.
- Pet Policy: Approved per the Meeting Minutes from June 2026
Cats and Dogs only—2 pets—up to 50lbs total.
- All Gas Fireplaces need to be inspected before use.
(Seller hasn't used hers in years, but does work)
- The only other Regular Utility Bill is Electric.
Depending on the Season, the average bill is \$55-\$85/per month
- There are 14 Units total. 2- 1bd/1bath and 12 full flats
- Monthly Condo Fee—\$500

Updates to Condo Unit #2

- New Refrigerator 2026
- New Dishwasher 2022
- New Gas Range, Microwave, Garbage Disposal, Faucets, Hardware, Plaster/Trim Repairs and some Lighting 2018

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Building Information

- There was a leak last winter affecting both sides of the skylight area in the building. A third-party inspection determined the issue was related to the roof replacement and their warranty may cover the flashing repair. The condo association approved a Special Assessment of \$60/month per unit for one year for Skylight.
(I will pay full Special Assessment upon closing for the skylights) 2026
- During recent heavy rains a small amount of water has occasionally come into the far southwest corner of the basement. The issue appears to be related to the grading at the neighboring St. Regis property. The two Condo Associations are aware of the issue and are working together on a solution. We don't anticipate any costs outside of the dues at this time. 2026
- South Basement Interior Tuckpointing 2026
- Roof Replaced 2023
\$6,602 Special Assessment per Unit,
Rest covered in reserves, \$160,000 Project Total
- Alley Replaced, paid from Reserves 2023
- Water laterals and lead service lines replaced through a combination of City work and Association Reverses 2023
- Boiler Replaced, receives annual maintenance 2018

Upcoming Building Maintenance (no cost outside of dues)

- Scrape and Paint Ceilings on Back Porches
- Patch Front Steps and Paint Back Gate
- Repaint/Clean up Front Door Façade and Tree Trimming



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