

2967 S HERMAN STREET-INFORMATION

AGE OF MECHANICALS PER SELLER

- ❖ Age of water heater: 6 years
- ❖ Age of AC: Unknown
- ❖ Age of furnace: 6 years
- ❖ Age of roof: Flat Roof (about 1 year), Shingle (about 20 years)

UTILITY INFORMATION

- ❖ Water company and average bill: City of Milwaukee, \$300/every 3 months
- ❖ Electric company & Gas Company and average bill: WE Energies, \$173/month
- ❖ Garbage: City of Milwaukee, included in water bill
- ❖ Cable/internet Company: Spectrum
- ❖ Annual property taxes (most recent): \$6,189
- ❖ Name of current homeowner's insurance company & annual amount: State Farm \$1,339/year

UPDATES

- ❖ New flat roof and siding on second floor bump out (2025)
- ❖ Two of four 2nd floor windows replaced (2025)
- ❖ All first floor windows replaced with dual hung windows and new Levelor blinds (2021)
- ❖ New Gutters (2021)

NEIGHBORHOOD INFORMATION

- ❖ Prime location in the heart of Bay View, with easy access to the neighborhood's restaurants, coffee shops, bars, and local businesses
- ❖ Close to nearby parks and green spaces for outdoor recreation, walks, and relaxing

- ❖ Backyard views of the Fourth of July fireworks — a special way to enjoy summer celebrations right from home
- ❖ Tenuta's just around the corner, making it easy to grab groceries and local favorites
- ❖ Halloween is a big event in the neighborhood, with homes and families going all out for the holiday
- ❖ Strong sense of community with neighbors who enjoy getting together throughout the year
- ❖ Block parties held several times throughout the year, creating opportunities to meet neighbors and enjoy the neighborhood together
- ❖ Walkable Bay View lifestyle with plenty of dining, shopping, entertainment, and neighborhood amenities nearby
- ❖ Easy access to Milwaukee's greater South Side and downtown, making commuting and exploring the city convenient