

2144 N. 65th St, Wauwatosa 53213
Property Information

Seller's Ideal Closing: Anytime before 10/30/26 with Post Occupancy through the 3rd week in November

Property Improvements (per Sellers):

- March 2021: Upstairs Bath Remodel
- December 2021: Kitchen Remodel w/ all new GE Profile appliances
- February 2022: New Boiler
- May 2022: Mini Split Air Conditioner Install
- July 2023: New Hot Water Heater
- April 2023: Primary Bath Remodel
- March 2024: Downstairs Bath Remodel
- November 2025: Attic Insulated
- June 2026: New Roof, Siding and Gutters
- Summer 2026: New Garage Door and Opener

Property Inclusions: Refrigerator, Oven/Range, Microwave, Dishwasher, Disposal, Ring Doorbell, Washer, Dryer, EDO & Remotes, LR TV Mount, Primary TV Mount, All Blinds and Rods

Property Exclusions: Sellers' Personal Property, Laundry Refrigerator, LL Freezer, All Curtain Panels

Binding Acceptance: Offers will be sent to Sellers as received but Sellers request a minimum of 48 hours for binding acceptance. Sellers reserve the right to accept an offer sooner.

Agents: Please submit full offer including pre-approval letter or proof of funds as a single PDF. Include my assistant Anne Mueller anne@fireflyrealestate.net on all offers. Please have buyer send their earnest money electronically, they may do so through Trust Funds to "Attorney's Title & Closing Services"

