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317 Wilson Ave.
Waukesha, WI 53186

SELLER UPDATES & IMPROVEMENTS

Over the past decade — and with extensive recent finishing touches — this classic bungalow has been thoughtfully updated from top to bottom, inside and out. Enjoy turnkey convenience, low maintenance, and total peace of mind.

Interior & Finishes

- **Fresh Interior Paint (2026):** Complete top-to-bottom paint throughout the entire home.
- **New Carpeting (2025-2026):** Main level carpet installed in 2025; upper and lower level carpeting installed in 2026.
- **Full Kitchen Remodel (2026):** Brand-new cabinetry, quartz countertops, stylish tile backsplash, updated flooring, and new sink and faucet.

Appliances & Utilities

- **Tankless Water Heater:** Offers on-demand hot water, energy savings over traditional tanks, a compact space-saving footprint, and reduced risk of tank-related water leaks.
- **Kitchen & Laundry Upgrades:** New dishwasher (2026), dryer (2026), and washing machine (2025).

Exterior, Roof & Windows

- **Vinyl Siding:** Main home siding installed approx. 10 years ago (Cedar Creek); garage siding completed in 2025.
- **Roof Replacement:** Main home and garage roof replaced approx. 10 years ago with CertainTeed 3-tab shingles *(extra bundle stored in garage for future match/repairs)*.
- **Vinyl Windows:** Replaced approx. 10 years ago (supplied by ABC Building Supply).
- **Concrete Work:** Garage apron and alley parking pad poured approx. 4 years ago.
- **Perimeter Fencing:** Fenced-in backyard with freshly scraped and painted fence (2026).

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FEATURES & AMENITIES

Beyond the major system and cosmetic updates, this home is packed with 1521sq.ft. of unique functional features, generous storage, and inviting spaces designed for both relaxing and entertaining.

Main Living & Storage Highlights

- **Custom Primary Suite:** Features an enviable walk-through dressing room with abundant storage space – no need to purge your wardrobe before moving in!
- **Bedroom 3:** Includes a classic walk-in cedar-lined closet.
- **Walk-In Kitchen Pantry:** Sunlit pantry featuring built-in shelving.
- **Four-Season Mudroom:** Dedicated entry space for coats, boots, and everyday organization throughout all four of Wisconsin's seasons.

Finished Basement & Entertainment Space

- **Finished Rec Room:** Clean, comfortable lower-level space perfect for hosting Game Day parties, movie nights, or a kids' play zone.

Outdoor Living & Yard

- **Spacious Rear Deck:** A 14' x 16' wooden deck overlooking the private, fully fenced backyard.
- **Gardener's Paradise:** Includes raised CM Block planter boxes ready for summer vegetables, flowers, or custom landscaping.

Garage & Parking Features

- **Oversized 2.5-Car Garage (24' x 23'):** Equipped with a built-in workbench for projects and a pull-down ladder accessing additional attic storage space.
- **Off-Street Parking Galore:** Poured concrete apron and alley parking pad offering extra parking capacity. This is in addition to the asphalt driveway along the side of the property.