

Things to Know per Seller



3276 N 50th St, Milwaukee

Appliances & Mechanicals

- Refrigerator - 2017 (upper fridge)
- Stove - 2017
- Furnace - 1995, regularly serviced every few years as far as we can tell, aside from a 10 year gap just after it was installed
- Water Heater - 2008
- Washer - 2020
- Dryer - 2004
- Oil Tank - Oil delivery w/ Rote Oil. Monthly drop-off in season or as needed.

List of Improvements

- Age of Roof ~ Unknown. One shingle was cracked and caused a minor leak on days with extremely heavy rainfall that we only discovered in an unfinished space. A roofer who is familiar with this style came out and replaced the shingle and told us how to care for it. (Van De Hey Refined Roofing)
- Breakfast nook - Painted and shelves added
- Kitchen - New light fixtures, new backsplash, built out peninsula cabinets/ countertop, dedicated circuit for fridge, fresh paint
- Primary Bath - New vanity, resurfaced tiles, new gaskets, reseal tub/shower edges
- LL Study/Guest room - new paint
- Gym - Was previously a closet and now a fitness space with lighting and mirrors
- Reading Nook - drywall, lighting, custom bookshelves, storage bench, electrical, paint, trim
- Front Yard - New Front Porch decking, flagstone patio added, leveled sidewalk
- Back Yard - Patio expanded, outdoor kitchen built out, trees and bushes razed, lawn graded, tilled planted garden beds installed, plants added. Installed café lights, new ext. light fixtures
- New light fixtures in hallway off of the primary bath and back hallway
- Garage - Shop bench and shop light installed

This list has been provided by the seller and is intended for informational purposes only. All figures, details, and estimates are believed to be accurate but are not guaranteed. Buyers are encouraged to independently verify any information that is material to their decision making.