

Property Highlights - Seller Updates

13620 W Eagle Trace ~ New Berlin, Wisconsin

Important Updates and Features

- Built by Kings Way in 1999 - based on The Frenchstone model with customizations
- New Roof (August 2026) with transferable warranty
- Interior painted (2026); Exterior painted (2024)
- New carpeting throughout (2026); oak hardwood floors main level
- Living Room front three windows and arch replaced (2021)
- Powder room window replaced 6-7 years ago
- Appliances: Samsung stove (2021), GE microwave (2025), GE refrigerator (2022), KitchenAid dishwasher (2018), Kenmore dryer (2019), Maytag washer (2023/2024).
- Furnace (2014); Air Conditioner (2013); Water Heater (2012)

Why You'll Love this Home

Main Level

- Spacious, light-filled **great room** offers an inviting open-concept gathering space with abundant natural light and views of the surrounding greenery.
- Brick-surround gas fireplace creates a warm focal point, while views to both the front and rear yards and architectural sightlines into the foyer add visual interest and connection throughout the main living spaces.
- **Flexible front room** framed by glass French doors offers endless possibilities — home office, formal dining room, playroom, music room, library or media space.
- **Well-appointed kitchen** features granite countertops, beautiful cabinetry and millwork, stainless-steel appliances and center island.
- **Open dining area** flows seamlessly from the kitchen and features a distinctive brick accent wall, abundant natural light and views of the private backyard and patio. It's the perfect spot for a cup of coffee – the natural light in the morning is so peaceful.
- **Main-level fourth bedroom** is tucked privately toward the rear of the home, with large windows overlooking the backyard. An ideal guest suite, home office or flex space.
- Convenient **main-level laundry room** features a front-loading washer and dryer, dedicated folding counter, utility sink and direct access to the backyard.

*Information provided per the Seller and deemed reliable, but not guaranteed.
Buyer(s) to verify all information of importance.*

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Upper Level

- The upper level features a **soaring two-story foyer**, creating a dramatic feel and connection to the main living spaces below.
- **Generously sized primary bedroom** offers a peaceful retreat with abundant natural light and a true “room within a room” experience. The large walk-in closet features dormer windows and a professionally installed organization system. **Private ensuite bath** features a corner soaking tub, dual vanity and separate shower.
- **Oversized third bedroom** was originally designed as two separate bedrooms, creating an exceptionally generous space with flexibility for multigenerational living, multiple children sharing a room, or a spacious study, playroom or hobby area. Privately positioned on the opposite side of the home, it also features a full walk-in closet.
- The **main bathroom** is neutral in décor and includes tile in exceptional condition.

Inclusions

- Refrigerator, Range, Dishwasher, Microwave, Washer, Dryer, EDO.

Exclusions

- Sellers' Personal Property, Staging.

Offer Instructions

- Owners must ink-sign all received offers. Please allow for minimum **48-hours binding acceptance**.
- Earnest Money to be held by Keller Williams Realty and submitted via TrustFunds as soon as possible at buyer's elected timeframe.

Immaculate interior, neutral finishes. This home is truly move-in ready.

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