

LUXURY RENOVATION HIGHLIGHTS

South Milwaukee, Wisconsin

ORIGINAL

1 Story | 2 Bedrooms | 1 Bath | No Garage

RENOVATED

2 Stories | 4 Bedrooms | 3 Baths | 3-Car Garage

A complete transformation from a one-story home into a substantially expanded two-story residence, including major structural work, all-new building systems, premium finishes, a new 3-car garage, and extensive exterior and site improvements.

PERMITS & STRUCTURAL

- **Building, electrical, plumbing and HVAC permits** pulled through the City of South Milwaukee.
- Full **second-story addition** with new truss roof system and skylight windows.
- Expanded from **2 bedrooms / 1 bath** to **4 bedrooms / 3 full baths**.
- Wrap-around balcony/porch connected to the primary bedroom.

ALL-NEW BUILDING SYSTEMS

- Completely new electrical system with upgraded **200-amp service**, new main panel and second-floor subpanel.
- New wiring, outlets, switches and lighting throughout.
- New plumbing from scratch, including water supply and drain/waste/vent systems.
- New furnace, central A/C, HVAC distribution and electric heater.

BASEMENT & INSULATION

- **New drain tile system** installed for improved foundation drainage and moisture management.
- **Spray foam insulation** installed on all exterior basement walls for improved thermal performance.

KITCHEN, BATHS & INTERIOR

- Custom cabinetry with **quartz countertops** in the kitchen and bathroom vanities.
- Three full bathrooms with new fixtures, plumbing, tile and finishes.
- LVP flooring combined with porcelain and tile finishes throughout designated areas.
- First-floor laundry with new washer/dryer plumbing and electrical connections.

GARAGE, PARKING & EXTERIOR

- Brand-new **3-car garage** added where the property previously had no garage.
- Oversized **9-ft commercial-style overhead garage doors**.
- New concrete garage slab and large parking area providing substantial off-street parking.
- New retaining wall, rear-yard sod, concrete work and site restoration.

QUALITY & SCOPE

- Substantial reconstruction and expansion - **not a cosmetic remodel**.
- Major investments made in both visible finishes and the home's structural, mechanical and infrastructure systems.

RENOVATION BY AUTHENTICA BUILDERS LLC

Future remodeling or construction projects: (414) 389-7611

A MAJOR RECONSTRUCTION - NOT A COSMETIC REMODEL