



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Seller Updates in 2026

11036 W Derby Ave, Wauwatosa WI 53225

Exterior:

- Full Roof Replacement: New Owens Corning TruDefinition Duration Onyx Black Architectural Roofing Shingles with new decking
- New soffit and fascia (replaced framing as needed throughout)
- New seamless gutters
- New LP siding as needed on the exterior
- New front yard concrete sidewalk & replaced 3 (10x10) slabs on the driveway and side & back door landing.
- Replaced two exterior doors, including the french door, porch back door, and garage door, complete with new hardware.
- Newly added stone landscaping bed in front yard and mulch on the sides of the house.
- Custom Cedar post installed by front door.

Basement Remodel:

- Drain Tile was added
- Existing sump pump was replaced and a new sump pump was installed
- Metal bracing added on basement parameters (Engineer report available and full compliance with city of Wauwatosa).
- Installed a newly added half bathroom.

- Completely remodeled recreational area with new drywall, insulation, and doors and windows and carpet.

Windows:

- All windows have been replaced throughout the entire property.

Mechanical:

- Installed a brand-new A/C.
- New supplies/returns added in new bedroom, kitchen & rec area.

Electrical:

- All new wiring throughout the house including the following:
- Installed new recessed lighting in the living room, kitchen, master bedroom, and basement.
- Added under-cabinet kitchen lighting LED strip lighting
- Updated all light fixtures, switches, and outlets throughout the home.

Plumbing/Bathrooms:

- Fully updated master ensuite bathroom with all new tile w/ mix of marble, fixtures, toilet, plumbing.
- The passthrough bathroom was previously updated, new faucets and mirrors were updated.

Plumbing/Kitchen:

- Installed brand-new custom cabinets (with pull-out garbage can), stainless steel sink, quartz countertops, and SS appliances.
- New plumbing for sink, connections for DW & Fridge.

Plumbing/Laundry:

- Installed a new laundry sink in the basement.

Flooring:

- Refinished hardwood floor in living room, hallway and 3 bedrooms.
- New LVP flooring on the first floor, including the kitchen, hallway and porch.
- New carpet in the newly added bedroom on the first floor.

Millwork:

- All new baseboards, door casings, and window casings throughout new spaces.
- Exterior casing for windows and doors.

Paint:

- Freshly painted throughout the interior and exterior of the property.

Interior Doors:

- Updated 5 new interior doors including new hardware and hinges.

All remodeling work, including General Construction, Electrical, Plumbing, and HVAC, was professionally completed under the appropriate permits and in compliance with City of Wauwatosa requirements.

Architectural and engineering plans were reviewed and approved by the City of Wauwatosa. Please reach out if supporting documents are needed.

Thank you for your interest! Have a wonderful day!