UNIT IMPROVEMENTS & FEATURES

1541 N Jefferson St, Unit 410

The Flatiron · Milwaukee, WI 53202

MONTHLY ASSOCIATION	WE ENERGIES	HVAC
$502.98	$288	2025
fee and water	monthly average	new system

The unit has been steadily improved since late 2024. Below is the work completed to date, the finishes and appliances that convey, and the monthly carrying costs.

Recent Improvements

COMPLETED	WORK
December 2024	Majority of the unit interior repainted; majority of outlet and light-switch plates replaced. New light fixtures in the second bedroom, primary bathroom and foyer, including a Visual Comfort designer foyer fixture (retail $1,000+). New carpet and a custom electric roller shade in the primary bedroom
August 2025	Custom California Closets system installed in the primary bedroom
September 2025	New cabinet hardware in the primary bathroom
November 2025	New HVAC system
December 2025	EV charging system installed at the assigned parking space
July 2026	Hardwired smoke and carbon monoxide detectors replaced

Additional Unit Features

	DETAIL
Kitchen	Newer GE Café refrigerator and dishwasher, smart GE range
Laundry	Smart GE washer and dryer
Climate	Nest smart thermostat; newer water heater installed November 2019
Window treatments	Electric roller shades in the main living area and primary bedroom
Bathrooms	Kohler fixtures throughout
Storage	Built-in closet cabinetry in the secondary bedroom
Technology	AT&T Fiber internet available; EV charging at the assigned parking space

Monthly Costs

ASSOCIATION	AMOUNT
Association fee	**$462.04**
Water	**$40.94**
Total monthly	**$502.98**

WE ENERGIES (AVERAGE)	AMOUNT
Electric	**$246**
Gas	**$42**
Average monthly total	**$288**

Improvement dates and features provided by the owner. Utility figures are monthly averages.

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