

Features & Updates

- **Features**

- A bright front living room with a beautiful picture window
- Gorgeous natural light throughout the main level
- A second family room with a gas fireplace and stone accent wall
- Three main-level bedrooms with hardwood floors
- Ceramic tile in the main-level bathroom
- A spacious lower-level rec room with room for movie nights, games or gathering
- A separate lower-level flex space that could make a cozy den, office or hobby room
- Partial exposure brings welcome natural light into the lower-level flex space and adjoining bath area
- Plenty of lower-level storage
- A covered front porch for a quiet start to the day
- A patio ready for outdoor dinners and summer evenings
- A second, lower yard area with a firepit
- Raised garden beds for flowers, herbs or vegetables
- A corner lot with generous outdoor space and a welcome sense of privacy
- Rare parking flexibility: a newer detached 2.5-car garage, parking near the patio, additional front parking and a longer driveway

- **Updates**

- Home Improvements: 1376 Aldoro Drive, Waukesha, WI
- Central Air Conditioning (Summer 2026): \$6,480.67
- Water Heater (Summer 2026): \$2,350.00
- Radon Mitigation System (Spring 2024): \$1,325.00
- Gas Stove, including plumbing conversion from electric cooktop: \$1,400.00
- Large Top-Load Washer and Gas Dryer, including plumbing conversion to gas: \$1,800.00
- New Electrical Panel: \$2,456.00
- Miscellaneous Updates (modern fixtures, garden bed, fresh paint): \$2,000.00
- **Total: \$17,811.67**

.....
All information is provided from sellers and not guaranteed or verified by brokerage or agent.



To the new owners of 1376 Aldoro Street

Thanks for taking the time to check out 1376 Aldoro Drive. I wanted to write you a quick note because this place means a lot to us, and I figured you'd want to hear about it from the people who actually live here.

I'm a single dad, and we've spent the last two years in this beautiful neighborhood. Leaving is bittersweet. We're moving on to chase a dream we've talked about for a long time: a small hobby farm where we can raise some animals and enjoy that life together. As excited as we are, we're going to miss this place a lot.

Mostly we'll miss the people. We've made some great friends here, and you're inheriting neighbors who genuinely care. You'll love Brady and Skyler. They're always happy to chip in, whether you need the garbage taken out or someone to grab your mail while you're away. That's just how folks are around here. Really kind people.

We'll miss our dog walks and running into all the neighborhood fur friends along the way. Playing catch and tennis over at Grandview Park. Shooting hoops in the backyard. Cooking dinner with fresh veggies from our mighty little garden. And just goofing around and watching movies snuggled up by the fireplace.

Of course, I have no idea what you're into. But I hope that as you walk around the property or drive through the neighborhood, you can picture yourself doing what you love here with your family.

A few local favorites you should know about. Good Harvest Market, the best organic grocery store and cafe around, is two minutes away. If you like a good craft beer, North Pillar is my favorite brewery and it's only five minutes from the house. It's such a fun community spot for a drink, trivia night, or just hanging out with friends. And you can hop on 94 in no time to catch a game at Miller Park (I still can't stop calling it that) or enjoy any of the great restaurants in Milwaukee.

Honestly, there's just so much to love. We put a lot of care into this home with updates and projects to make it great. There's still plenty more you could do, and I hope you'll keep making it better and give it the TLC it deserves.

There's a lot of good energy in this house. I hope you get to build on it.

Warmly,
Ryan

Ryan Paugh