

3802 E. ARMOUR AVENUE

CUDAHY, WISCONSIN 53110 | HOME IMPROVEMENTS & UPGRADES

Electrical, Plumbing & Mechanical

Date	Improvement
2023–2024	Replaced knob-and-tube wiring; added recessed lighting, interconnected smoke/CO detectors and additional basement electrical panel
2023–2024	Plumbing replacement throughout the home
2023–2024	New insulation and drywall in renovated areas; raised ceilings and door openings, including kitchen-to-porch patio opening
Jan. 2024	HVAC rerouted
Apr. 2024	Water heaters replaced/added — South Shore Plumbing
Jun. 2024	Central air conditioning unit replaced — Full Service Heating
Nov. 2024	Basement cellar walkway insulation and vapor barrier added
Feb. 2026	Whole-house water softener and water filtration installed — Viking Plumbing

Interior Layout, Renovations & Finishes

Date	Improvement
Jan. 2023	Open beam installed between kitchen and dining room
Mar. 2023	Den built-in shelving added
2023–2024	Luxury vinyl plank flooring and new carpeting (carpet dated Feb. 2024)
Apr. 2024	First-floor half bath converted into pantry with instant hot-water dispenser/faucet
Apr. 2024	First-floor Jack-and-Jill laundry reconfigured as full bath and connecting hallway to den
May 2024	Primary en-suite bathroom and walk-in closet created; laundry moved to second floor
Jun. 2024	Basement staircase relocated; door added
Jul. 2024	Full kitchen remodel (Samsung kitchen appliances updated May 2024)
Dec. 2024	Closet converted to mudroom
2023–2024	Solid-core interior doors, new paint, trim and baseboards throughout
Sep. 2026	Guest bathroom updated

Exterior & Grounds

Date	Improvement
Mar. 2025	Most windows replaced (excluding den and attic)
Mar. 2025	Most exterior doors replaced (excluding front door)
Jul. 2025	Full exterior painting
Jul. 2025	New grass and landscaping; new retaining wall installed July 2025; fencing listed in investment category
Jul. 2025	West-side exterior hose spigot installed
Sep. 2025	New siding on house (garage excluded)

Additional Systems & Appliances

Date	Improvement
2018	Gas fireplace conversion
2019	Roof updated
2019	Furnace updated
Jul. 2023	Samsung washer and dryer

Estimated Investment Breakdown

Construction + doors — \$105,000 | Siding — \$40,000 | Landscaping + retaining walls + fence — \$30,000
Plumbing — \$25,000 | Drywall + insulation — \$25,000 | Windows — \$23,000
Electrical — \$20,000 | LVP flooring + carpet — \$20,000 | Beam — \$5,000
TOTAL LISTED ESTIMATE: \$293,000

Property & Location Highlights

Wraparound front porch • Multilevel rear porch • Corner double lot • Historic architectural character • Upper-level views toward Lake Michigan and downtown Milwaukee • Near Oak Leaf Trail, parks and neighborhood amenities • Convenient airport and downtown access.