Features & Updates

2010 | Major Systems & Appliances — Approx. $16,100
Roof replacement — $4,200
Complete HVAC replacement (furnace and central air) — $4,600
Electrical upgrades, including partial rewiring — $1,900
Plumbing upgrades, including partial piping replacement — $1,600
Power-vent water heater — $1,300
Washing machine — $600
Kitchen appliances — $1,900

2014–2015 | Garage & Lower-Level Improvements — Approx. $41,700
New detached garage — $14,000
New concrete driveway — $7,500
Finished basement remodel — $6,200
Basement electrical improvements — $2,600
Added full basement bathroom — $8,100
Basement plumbing upgrades — $3,300

2021–2022 | Appliance Updates — Approx. $770
Microwave replacement (2021) — $450
Dishwasher replacement (2022) — $320

2023 | Mechanical & Interior Improvements — Approx. $5,650
Furnace rebuild, including new heat exchanger — $2,100
Vacuumed heating ducts — $410
Replaced heat registers — $190
Main-level interior painting — $2,500
Dryer replacement — $450

2024–2025 | Property Refresh — Approx. $3,660
Landscaping improvements (2024) — $1,300
Updated miscellaneous outlets and light switches (2024) — $160
Finished basement, stairwell and trim painting (2025) — $2,200

2026 | Recent Improvements — Approx. $6,500
New finished basement carpeting — $2,700
Upper-level, stairwell and trim painting — $1,200
New Kohler kitchen faucet — $320
Water heater preventive maintenance — $130
Exterior trim painting — $1,600
Window and exterior opening caulking — $240
Gutter repairs — $310

ADDITIONAL HISTORICAL IMPROVEMENTS
Backyard fencing
Front walkway and porch concrete work
Yard grading improvements
Window improvements
Whole-house humidifier
Laundry area improvements

TOTAL SELLER-REPORTED IMPROVEMENTS: APPROX. $74,380



CAITLIN DENNIS
Associate Vice President | REALTOR®

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2237 N LEFEBER AVENUE, WAUWATOSA

LOVE WHERE YOU LIVE — EAST TOSA

DINING & LOCAL FAVORITES

- North Avenue Grill — Classic neighborhood breakfast and comfort food
- BelAir Cantina — Tacos, margaritas and a fun night out
- Cranky Al's — A beloved Tosa stop for doughnuts and breakfast
- Rocket Baby Bakery — Fresh pastries, breads and baked goods
- Fiddleheads Coffee — Coffee and a cozy neighborhood atmosphere
- IDLY Coffee — A local coffee stop
- Camp Bar — Casual drinks and an Up North-inspired atmosphere
- Ca'Lucchenzo — Italian dining
- Vennture Brew Co. — Local craft beer and coffee

SHOPPING & NEIGHBORHOOD CONVENIENCES

- North Avenue's neighborhood shops and small businesses
- Tosa Village restaurants, boutiques and local events
- Nearby grocery stores and everyday essentials
- Mayfair Mall and surrounding retail
- Convenient access to parks, recreation and major commuter routes

THE LIFESTYLE

Walk to breakfast, grab a pastry, meet friends for tacos, explore local shops, or spend an afternoon enjoying the neighborhood. East Tosa has a personality all its own, and this location makes it easy to enjoy!

APPLIANCES & ADDITIONAL ITEMS INCLUDED

Oven/range
Refrigerator
Microwave
Dishwasher
Washer
Dryer

Additional Lawn Care & Maintenance Equipment

18V cordless lawn mower with bagger
18V cordless lawn mower with mulcher
18V leaf blower
18V edger
18V trimmer
Compatible 18V batteries and charger
Toro snow blower
Snow shovels
Miscellaneous garden tools

The seller intends to leave these additional items for the convenience of the next owner, helping make the transition into homeownership that much easier.

TOTAL SELLER-REPORTED IMPROVEMENTS: APPROX. $74,380



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