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Seller Updates & Home Information Sheet

(Per Seller)

Property Address: **1200 S 113th St, West Allis**

Average Utility Cost: **Avg. $220/mo** Utility Company: **WE Energies**

Age of Furnace: **Unknown**

Age of Water Heater: **Manufacturing Date - July 31, 2017** ☐ Electric ☐ Gas ✓

Age of Air Conditioner: **Approx. 2020**

Age of Roof: **Unknown**

Age of Water Softener: N/A Rented? ☐ Yes ☐ Owned ✓

Age of Windows: **Unknown** Type of Windows:

Water: ☑ Municipal ☐ Private Well ☐ Shared Well

Sewer: ☑ Municipal ☐ Septic ☐ Mound ☐ Holding

Garbage Included in Taxes? **Yes** Day of Pickup: **Friday**

Refrigerator Included? **Yes** Age: **2025**

Oven/Range Included? **Yes** Age: **Unknown**

Dishwasher Included? N/A Age:

Washer & Dryer Included? **Yes** Age: **Newer** Dryer Type: ☐ Gas ☐ Electric

Fireplace? **Yes, in lower level - seller is unsure if it's operational** Fuel Type: **Electric**

HOA: ☐ Yes ☑ No Fee: Per: ☐ Month ☐ Year

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School District: **West Allis - West Milwaukee** Middle School:

Elementary School: High School:

Renovations and/or Upgrades:

- Added fence to the backyard
- Updated the flooring & countertops in the kitchen
- Updated flooring in main floor bathroom
- Replaced kitchen refrigerator - 2025
- Replaced microwave with an over the oven unit - 2025
- Fresh paint throughout the home
- Updated flooring in the basement

- Upstairs windows are newer than downstairs windows

Any Additional Information:

- Sellers preferred closing is ASAP
- **Seller is providing 1 year Cinch Home Warranty to buyer for extra piece of mind!**
  - 1 Year Cinch Home Warranty - Buyer Plus Plan - $748 value!
- Inclusions: Oven/Range, Refrigerator, Microwave, Washer, Dryer, Outdoor Playset

TEAM HOFFMANN
RE/MAX LAKESIDE

The information contained herein is provided for general information purposes only by the Seller. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert.

TW KW