1009 17th Ave Grafton WI

Our Backstory

- The Bardwells purchased in July 2019 from an older couple who had lived in the home for 30 years, and had raised children here.
- House built in 1930. Originally 3 bed 1 bath 1256 sqft.
- The entire home was remodeled in Fall 2020 - Spring 2021. It was gutted down to the studs. We did not live in the home during this time.

Full Home Renovation Details

- New roof and siding put on during large renovations in early 2021
- Upstairs HVAC System added in early 2021
- All original copper pipes were replaced during a large renovation.
- Refinished hardwood floors on 1st floor (some original to home) and porcelain brick, 2nd story is LVP, Basement is Carpet and Glue Down
- All plumbing and electrical in the house was redone and is considered new, installed 2020/2021
- House was updated with all new windows and doors 2020/2021
- Sewer lateral was replaced in early 2024
- New driveway was put in in 2024
- Gutters and downspouts were buried and water routes were created to deter all water away from the home in 2024
- Downstairs HVAC system replaced in early 2024
- Partially finished basement completed in 2025

Home Highlights

- Partially Fenced Concrete Patio with Raised Garden Beds & Compost Bins
- Greenhouse with Electrical
- Shed w/ Loft and Electrical
- Garden Beds & Landscaping
- Large Concrete Back Patio
- Detached 2.5 Car Garage
- Mudroom and Front Entryway Entrances to Home
- 1st Floor Laundry Room
- 4 Bedroom (3 on 2nd story and 1 in basement with egress window)
- 2 Full Bathroom (1 on 1st story and 1 with Clawfoot tub on 2nd story)
- Open concept with 9 ft. kitchen island
- Milwaukee River Frontage with access, steps down to dock in the water
- Firepit
- Small orchard
- Stair Runner installed on both staircases
- Primary Bedroom has cathedral ceiling

- Concrete covered front porch
- Brick and concrete pathways to all out buildings and garden
- Fully functioning XL wood burning fireplace/chimney
- House is approx 2,000 sq ft

Excluded Items Not included with Home Purchase

- Plants: 1 Hydrangea Bush, 1 Rose Bush, 2 Raspberry Bushes, 1 Apple Tree and 1 Magnolia Tree near mailbox
- Interior: Leaded Stain Glass Cabinet Doors on Built-In
- Filter on Shower Head in Primary Bathroom
- Hamper in Primary Bedroom
- Fireplace Mantle in Master Bedroom (not attached to wall)
- Metal door signs
- All wooden shelves
- Bathroom heater
- Basement freezer
- All drapes/rods
- LG Smart Closet in Primary Closet*
- Playground & Rockbox*

Included Items with Home Purchase

- Double Oven/Range, Refrigerator, Dishwasher, Washer, Dryer
- We will leave Labeled Paint Cans/Stain
- Wooden Blinds and Shades in the Primary Bathroom and Bedroom are custom to each window. Primary Bedroom includes 2 remotes
- Shelving with metal brackets

Negotiable Items*

- LG Smart Closet in Primary Closet
- Playground & Rockbox

Original Home Prior to Remodel

Front



Side



Back

