Improvements done in 2026

Kitchen:

Cabinets painted and new hardware

Custom counters with undermount sink, faucet

New appliances & garbage disposal

Main bathroom:

New vanity, mirror, toilet, towel bars, TP holder

Tile regrouted and caulked

Bedrooms:

New bedroom doors

Master bathroom:

Doorway closed to create a private bathroom

New vanity, mirror, toilet, shower surround, towel bar, TP holder

Basement:

Additional lighting installed

Walls & floor repainted

Exterior:

Exterior front and back door

Front exterior light fixtures replaced - dusk to dawn w/ motion sensors

Garage door, opener, and keypad (MyQ app controlled)

Patio door wood rot removed, replaced, caulked, & painted

Buried oil tank removed & required State of Wisconsin paperwork completed

Shrub and tree overgrowth cut, stumped and/or chipped, dirt & seed/hay spread where needed

Power washed driveway and patio

Gutters cleaned

Exterior water spigots replaced

Throughout interior:

Luxury Vinyl Plank flooring

Carpeting

Electrical inspection of main box and all switches/outlets updated

Light fixtures added and all other switches & receptacles replaced

New furnace and central air

Miscellaneous Information:

- The natural fireplace has not been used in 10+ years.
- The roof is approximately 12-15 years old – gutters, soffits, fascia replaced at that time.
- Lien waivers & paid invoices for all services to be provided to buyer and title company prior to closing.
- The bedrooms have HWFs under the new carpet.
- A one-year HSA Home Warranty will be provided to buyers at closing ($580).
- Paint colors:
    - Walls – Sherwin Williams, White Sesame
    - Kitchen upper cabinets – SW, Accessible Beige
    - Kitchen lower cabinets – SW, Balanced Beige
    - Basement walls – SW, White Sesame
    - Basement floor – SW Balanced Beige

Offer information:

This property is being sold to settle an estate. The Personal Representative needs two business days (not including weekends) for binding acceptance, please.

In the offer, please include the following language in additional provisions: "Seller is an estate. Personal Representative of the estate makes no warranties or representations concerning the condition of the property and buyer accepts the property in 'as-is' condition. Lines 105-108 of the Offer to Purchase are hereby deleted. Seller will not be providing a Real Estate Condition Report."

Inclusions:
Refrigerator, oven/range, microwave, disposal, island w/ two stools
Washer/dryer, dehumidifier
Garage door openers (2)
Garage refrigerator
HSA Home Warranty

Exclusions:
Seller's personal property