Lilly Rd Property Overview

RECENT IMPROVEMENTS, MECHANICALS & LOGISTICS

✨ RECENT UPDATES & CAPITAL IMPROVEMENTS

- **Brand New Roof** Aug 2026
- **Brand New Water Softener** (Owned) Oct 2026
- **Brand New Sidewalk** Oct 2026
- **New Master Bed & Bath Flooring** Oct 2026
- **New Carbon Monoxide Alarm** Oct 2026
- **New Rear Deck Installed** Jul 2026
- **Double-Thick Paved Driveway** & Garage Apron/Patio (2022)
- **Sewer Sump Pump Replaced** (2021)
- **Air Conditioner Replaced** (2020)
- **Sump Pump Battery Backup** (2020)

⚙️ MECHANICALS & UTILITIES

- **Heating/Cooling:** Forced air with LP bottled gas; central air.
- **LP Tank:** 500-gallon tank owned by Boehlke Bottled Gas (Cedarburg, WI). Free tank, off-site monitoring with auto-fill. Uses ~2 tanks per winter.
- **Upstairs Zone:** Separate furnace and electric hot water heater.
- **Electrical:** 100 Amp service upstairs / 100 Amp downstairs.
- **Furnace Age:** Original (1999), well-maintained, zero issues.
- **Water/Waste:** Private well & mound septic (Aug 1999).
- **Filtration:** Owned softener. No iron or radon systems.

🗑️ TRASH & RECYCLING LOGISTICS

- **Service:** Managed independently (not on tax bill).
- **Disposal:** Brought to Town of Rubicon Town Hall.
- **Cost:** $2.00 per bag.
- **Hours:** Saturdays from 9:00 AM to 1:00 PM.

🎁 INCLUDED WITH HOME (NO EXTRA COST)

Appliances & Tech: Kitchen stove/fridge, microwave, laundry fridge, washer, dryer, living room & breezeway TVs.
Home & Yard: Workbench, corner table, bread rack, dehumidifier, window curtains, fireplace tools, white birch logs.
Bonus: Custom chicken coop, storage shed, and 10 Buff Orpington chickens (six 3-year-olds, four 2-year-olds).

Furniture & Items For Sale

AVAILABLE FOR PURCHASE ALONGSIDE THE PROPERTY

Note: Mattresses are included with all bedroom sets. The front deck patio set is the only outdoor furniture available for purchase.

ITEM DESCRIPTION	PRICE
Kitchen & Dining Room	
High-Back Kitchen Chairs (3 chairs)	**$100**
Oak Dining Table (Includes leaf and 8 matching chairs)	**$100**
Kitchen Table (Includes 4 leaves and 6 matching chairs)	**$50**
Glass Door Cabinet - Dining Room (China cabinet not for sale)	**$40**
Living Room	
Dark Brown Recliner	**$50**
Tan Recliner	**$50**
Gold Tree Lamp (5-light style)	**$50**
Side Tables (3 tables sold together)	**$40**
Lamps (2 lamps sold together)	**$40**
Bedrooms	
Bedroom #1 Set (Queen bed, mattress, 2 dressers, nightstand, lamps)	**$250**
Bedroom #2 Set (Full bed, mattress, dresser)	**$75**
Master Bedroom Set (Queen bed, mattress, dresser, 2 nightstands)	**$50**
Breezeway, Basement & Outdoor	
Wrought Iron Patio Set (Located on the front deck)	**$100**
Breezeway Small Refrigerator	**$50**
Breezeway Chest Freezer	**$50**
Basement Wire Racks (2 racks)	**$50**