COMING SOON · BROOKFIELD, WI 53005

475 N Park Boulevard

Lannon stone ranch · 3 Bedrooms · 1.5 Baths · 1,522 Sq Ft · Built 1955 · Offered at $439,900

LIST PRICE	AVG. MONTHLY UTILITIES	FURNACE & WATER HEATER
$439,900	**$204.99**	**2022**
Elmbrook Schools	Electric $125.50 · Gas $79.49	200 amp panel · Radon system 2024

A move-in-ready Lannon stone ranch just north of Bluemound Rd. Refinished red oak hardwood floors, a remodeled kitchen and big picture windows fill the home with natural light, and everything lives on one level, including a primary bedroom with its own half bath. A new concrete driveway leads to the 2-car attached garage, and Brookfield Square, Elm Grove and I-94 are all close by.

The Home

ITEM	DETAIL
Style	**Ranch, Lannon stone**
Year built	**1955**
Bedrooms	**3**
Baths	**1 full, 1 half**
Half bath	**Off the primary bedroom**
Finished sq ft	**1,522**
Lot	**0.34 acre (14,810 sq ft)**
Basement	**Full**
Garage	**2-car attached, opener**
Driveway	**New concrete**
Subdivision	**Bluemound Park Estates**
School district	**Elmbrook**

Utilities & Mechanicals

ITEM	DETAIL
Furnace	**2022, forced air, gas**
Water heater	**2022**
Air conditioning	**Older, age unknown**
Electrical	**200 amp panel**
Water	**City water, PEX line to city**
Radon	**Mitigation installed 2024**
Electric (12-mo avg)	**$125.50**
Gas (12-mo avg)	**$79.49**
Total (12-mo avg)	**$204.99**

Updates & Features

- **Kitchen:** white shaker cabinets, butcher block counters, subway tile, open shelving, stainless appliances
- **Living room:** big picture windows, electric fireplace, reclaimed-wood mantel
- **Floors:** refinished red oak hardwood
- **Outside:** new concrete driveway, concrete patio, mulch in beds 2026
- **Light:** tons of natural light throughout

Location

ITEM	DETAIL
Bluemound Rd shopping and dining	**Just south**
Brookfield Square	**0.8 mi**
I-94 at Moorland Rd	**By Brookfield Square**
Elm Grove's Watertown Plank Rd	**0.9 mi**
Trader Joe's	**1.2 mi**
Wirth Park	**2.1 mi**
Milwaukee County Zoo	**2.8 mi**
The Corners of Brookfield	**3.4 mi**
Froedtert / Medical Center	**3.6 mi**

Utility figures are 12-month averages provided by the seller. Mechanical ages are per the seller. Lot size and subdivision per public record. Distances are straight-line from the home. Buyers should verify all information independently.

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