Authentisign ID: E58FCD6F-16DE-F111-91F2-0022482B51B6

THE TIGHE TEAM
KELLERWILLIAMS

Property Information & Updates

3026 S 45th Street, Milwaukee

Major Systems

- **Boiler:** New high-efficiency boiler **(January 2026)**
- **Water Heater:** New tankless water heater **(January 2026)**
- **Kitchen Appliances:** Refrigerator, oven/gas stovetop, and microwave replaced **(March 2024)**
- **Air Handler:** Approximately 10 years old
- **AC Unit:** Approximately 20 years old
- **Roof:** Approximately 20 years old

Interior / Exterior Updates

- **Kitchen updated: March 2024**
- **Basement updated: November 2022**
- **Tuckpointing completed on portions of the home: 2024**
- **New concrete windowsill installed for one basement block window: 2024**

Home Features

- **Large, French-door-style front windows providing abundant natural light**
- **Classic wood built-ins**
- **Stone fireplace**
- **Primary bedroom with vaulted ceilings**
- **Ample storage throughout the home, including numerous closets and three separate basement storage areas**

Utilities

- **Gas/Electric: WeEnergies**
- **Internet: Spectrum or AT&T Fiber**

Location Highlights

- **Located in Milwaukee's Jackson Park neighborhood**
- **Manitoba Park approximately 4 blocks away**
- **Nearby Jackson Park features walking trails, lagoon, farmers markets, and tennis/pickleball courts**
- **Active neighborhood with community events throughout the year**

Authentisign Cole Stencel

Authentisign Megan Stencel