ARKENSTONE
Real Estate Experts

1624 W Whitaker Ave., Milwaukee, WI

Estate-Provided Property Information

The following information has been provided by representatives of the estate and is offered for informational purposes only. The listing broker has not independently verified all dates, work performed, permits, warranties, or condition of the items identified below. Buyers should independently verify any information material to their purchasing decision.

Recent Maintenance, Repairs & Property Preparation

- Interior painting completed throughout substantial portions of the home.
- Storm windows and exterior wood components received maintenance that included painting, caulking/putty work, and reglazing where needed.
- Plumbing repair performed following a damaged vent-stack connection and sewer backup. Plumbing contractor repaired the connection and serviced/snaked the line. Documentation/receipts are available.
- Main heating equipment is reported to have been replaced in 2025. Buyer should verify equipment, installation date, and warranty information.

Additional Property Information

- Hardwood flooring is reported beneath carpeting in the living room and first-floor bedrooms.
- Lower level includes a kitchen/bar area, recreation space, and plumbing associated with a standalone shower.
- A second furnace serves the lower-level recreation area. Estate representatives have not operated this unit for an extended period and make no representation regarding its current operating condition.
- Window treatments currently installed are intended to remain with the property unless otherwise provided in an accepted Offer to Purchase.

This information is not a warranty or representation by the listing broker regarding property condition. Buyers are to *conduct their own due diligence*.