WISCONSIN HAVEN REALTY
Brokered By kw

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4039 W COLLEGE AVE • FRANKLIN, WI

SELLER PREFERRED TERMS:

Initial Asking Price: **$ 200,000**

Preferred Closing Date: **Decemeber 15th, 2026**

Preferred Earnest Money: **$ 2,000**



Inclusions: Oven/Range, Refrigerator, Microwave, Dishwasher, Dryer, Washer

Exclusions: Seller's Personal Property and Staging Items

Updates: New paint throughout before listing, new vanity in ½ bath, new vanity in full bath, updated cabinets in kitchen, updated stainless steel Samsung appliances, new furnace '22, new roof '24, new sump pump & disposal '26

Important Info: Seller is a licensed real estate salesperson in the state of Wisconsin. Rental only possible to family.

ADDITIONAL LISTING FIRM REMARKS:

- **Send all offer documents including preapproval and any letters in ONE PDF.**
- Please include Proof of Funds or Lender Letter with all offers.
- Submit all offers to Josh Spano at: josh.spano@kw.com.
- Submit earnest money through *TrustFunds* to *"Keller Williams Realty, Milwaukee Southwest"* upon offer acceptance.
- All information provided is deemed reliable, but is not guaranteed, and should be verified by Buyers' Agent. Buyer to verify all information including Square Footage, School Districts, Taxes, Covenants & HOA (if applicable).
- Please contact Listing Agent directly with any questions.