SELLER NOTES

9810 W Lisbon Ave, Milwaukee WI

Preferred Closing Timelines and Logistics

Sellers prefer to close ASAP. We do have a degree of flexibility and alternative options.

Please allow 24 hours for any binding acceptance.

Seller Improvements/Features

- **Oversize Garage Doors fits large vehicles**
- **Prime Location**
- **Tons of Storage**
- **Fenced In Backyard**
- **Street Work already finished by city of Milwaukee (special assessment approximately $1300)**
- **Zero water problems in 2025/26 rain events**
- **Roof roughly 15yo**
- **Furnace 2024**
  - **added vents in basement**
  - **added nest thermostat**
  - **added Aprilaire**
- **Replaced Fence 2024**
- **Added home surge protector and other electrical repairs**
- **minor plumbing repairs**
- **Added dishwasher 2020**

THE AMBROCH GROUP