# LISTING OVERVIEW

**PROPERTY ADDRESS:** N81W15221 Appleton Ave
Menomonee Falls, WI 53051

All information contained herein has been provided to Listing Firm by Seller. Accuracy of information is not guaranteed and should be verified by Buyer if material.

**Approximate Age of Furnace:** 2 years ☐ Unknown

(Gas) Propane (circle one)

**Central Air Conditioning:** (YES) NO (circle one)

**Approximate Age of Air Conditioning Unit(s):** 18 years ☐ Unknown

**Average Cost of Monthly Heating / Cooling:** $128 (gas + electric)

**Nest or Wi-Fi enabled Thermostat:** YES (NO) (circle one)

**Approximate Age of Water Heater:** 4 (2022) years ☐ Unknown

(Gas) Electric (circle one)

**Approximate Age of Water Softener:** 8 years ☐ Unknown

(Owned) Leased (circle one)

If leased, Service Provider: _____

If leased, Monthly Expense: $_____

## Approximate Age of Appliances:

| | | | |
|---|---|---|---|
| Oven/Range: | Brand new | Disposal: | About 8 years |
| Refrigerator: | Brand new | Washer, if included: | About 10 years |
| Dishwasher: | None | Dryer, if included: | About 10 years |
| Microwave: | Not included | Wine Cooler, if any: | None |

**Approximate Age of Windows:** 14 years ☐ Unknown

Brand: _____ ☑ Unknown

Original? YES (NO) (circle one)

Is there a Window Warranty which is transferrable to the buyer? YES (NO) (circle one)

**Approximate Age of Home Roof:** 14 years # of Layers: 1 ☐ Unknown

**Approximate Age of Garage Roof:** 14 years # of Layers: 1 ☐ Unknown

Original? YES (NO) (circle one)

Is there a Roof Warranty which is transferrable to the buyer? YES (NO) (circle one)

## UTILITY PROVIDERS

| | |
|---|---|
| Electric | We Energies |
| Gas | We Energies |
| If applicable, Propane | |
| Internet | Spectrum |
| Cable TV | Spectrum available (no subscription) |

**Garbage / Recycling included in Tax Bill?** (YES) NO (circle one)

If not Municipal, name of service provider: _____

If not included, cost of monthly service: $_____

**Municipal Water / Sewer:** (YES) NO (circle one)

Approximate Quarterly Water/Sewer Bill: $ 110

**Septic System:** YES (NO) (circle one)

Type: Traditional Mound Other (circle one)

**Homeowners Association Dues:** YES (NO) (circle one)

If applicable, $_____ monthly annually (circle one)

**Security System Included:** YES (NO) (circle one)

If applicable, $_____ monthly

**Fireplace:** (YES) NO (circle one)

If yes: Wood Burning Gas (Electric) (circle one)

**Fire Sprinklers:** YES (NO) (circle one)

**Electric Dog Fence**: YES (NO) (circle one)

If yes, number of collars included: _____

**Back-up Generator:** YES (NO) (circle one)

**In-ground Pool:** YES (NO) (circle one)

If yes, which company services the pool: _____

## UPDATES / UPGRADES DURING SELLER'S TERM OF OWNERSHIP

Remodeled main bathroom

New interior doors

Sliding glass patio door from the breezeway to the backyard

New luxury vinyl plank flooring in the breezeway and lower level

Fresh paint throughout

Additional features: finished basement and electric fireplace with real stone.

The washer, dryer, and upright freezer are included in the sale.

Refinished all wood floors on the main level.

## SPECIFIC TO CONDOMINIUM N/A

**Parking:** YES NO (circle one)

If yes, Space Number(s): _____

Parking Fee: Included Monthly Fee (circle one)

**Storage Unit:** YES NO (circle one)

If yes, unit number: _____

**Pet Policy - Dogs and Cats allowed:** YES NO (circle one)

If yes, what is the Dog weight Limit: _____lbs.

Are any Dog Breeds prohibited? _____ (list breeds)

# of each allowed: CATS _____ DOGS _____

**Can Unit Be Rented?** YES NO (circle one)

**Are Vacation Rentals allowed, such as Airbnb or VRBO?** YES NO (circle one)

**Monthly Assessment Includes** (check all that apply):

| | | | |
|---|---|---|---|
| □ **Common Insurance** | □ **Snow Removal** | □ **Trash Removal** | □ **Water / Sewer** |
| □ **Lawn Care** | □ **Common Maintenance** | □ **Reserve** | □ |