

SNEAK PEEK!

HOME FOR SALE
Prior to MLS listing

Do you know friends or family looking for a new home?

If so, please pass this on!

Email mbeer@wi.rr.com for an electronic copy

Or go to:

<http://milwaukee.craigslist.org/reo/1607917211.html>

Special private
OPEN HOUSE
Sat. 2/27 1 – 3pm
Sun. 2/28 1 – 3pm

W136 S6803 Hale Park Dr.

Can't make the open house?

Call to schedule a showing

(414) 430-5780 / 427-7828

Buyer's Agent Commissions Honored

PROPERTY FOR SALE

W136 S6803 Hale Park Dr., Muskego, WI 53150

Price: \$239,900

Mike & Becky Beer, (414) 430-5780 / 427-7828

Directions: Janesville to Tess Corners, South to Hale Park Dr., last house on left, corner of Hale Park & Fleetwood



Property Type: Single Family

Zoning: Residential

Taxes: \$3,416 (2009)

Bedrooms: 3

Baths: 1 full / 1 half

Garage: 2 car

Garage Type: Attached

Rooms: 6

Sq. Ft.: 1568

Year Built: 1974

Lot Size: > 1/4 acre

School District: Muskego

High School: Muskego

Middle School: Bay Lane

Elementary: Tess Corners

Subdivision: Hale Park Meadows

Flood Plain: No

ROOM DIMENSIONS:

Master Bedroom: 13 x 12 (Carpet/Hardwood under)
 Bedroom 2: 13 x 11 (Hardwood)
 Bedroom 3: 11.5 x 10 (Hardwood)

Kitchen: 14 x 11 (Wood Laminate)
 Family Room: 19 x 11 (Carpet)
 Living/Dining L: LR: 19 x 12 DR: 9.5 x 9 (Hardwood)

Type: Single
Style: 1 Story
Architecture: Ranch
Garage/Parking: Paved / Electric Opener/
 Extra parking space off driveway
Outbuildings: Shed
Exterior: Aluminum siding/partial-brick/wood
Roof: Composition (new)
Basement: Full, Block
Heating/Cooling: Natural Gas, Central Air (newer)
H/C Type: Forced Air

Bath Descr.: Shower over tub, Ceramic tile
Misc. Interior: Natural Fireplace (floor to ceiling stone), Built-in China Cabinet
 Walk-in Pantry, Bay Window
Misc. Exterior: Brick Patio/Sidewalk
Electrical: 200 Amp Service
Appliances Incl.: Refrigerator & Range (2007), Dishwasher, Microwave, Water Softener
Water/Waste: Municipal Sewer/Shared Well
Municipality: City
Occupancy: Can be immediate

Great family home in large, mature neighborhood. Secluded feel, but quick access to Janesville Rd, Hwy 100/ Moorland Rd./I-43 & I-94. House is located on nice corner lot with mature trees. Access to Schmidt Park (in-neighborhood park) immediately across the street (updated playground equipment, tennis courts, baseball diamond, basketball court, acres of open space, walking/biking paths). Basement – painted walls, crawl space, workshop area.

Many recent updates and improvements:

- All new doors and closets throughout house, solid oak, raised two panel arch stlye. (2010)
- New Roof (2009)
- Zodiac Quartz kitchen countertop (2009)
- Pella Sliding Patio Door (Energy Star, Blinds in Glass, Wood Grills) – (2009)
- New Energy Star Windows in all bedrooms (2008)

- New Furnace & A/C (2007)
- New Driveway – paved (2007)
- New Kitchen Cabinets / Wood Laminate Floor (2007)
- Remodeled Main Bathroom – laminate flooring, complete surround ceramic tile shower (2004)
- Floor-to-ceiling stone fireplace, w/ solid oak built-in entertainment center on both sides of fireplace ('03)

HOME IMPROVEMENTS

| IMPROVEMENTS | DATE | VALUE |
|---|------|-----------------|
| New Mastercraft solid wood raised 2 panel arch oak doors and closets throughout | 2010 | \$4,000 |
| Roof - complete tear off, Ice & water dam shield + starter strip installed Owens Corning Skyview AR single tab shingles | 2009 | \$8,000 |
| Zodiac Quartz Kitchen Countertop | 2009 | \$5800 |
| Pella Designer Series Sliding Patio Door (Energy Star, Blinds in Glass, Wood Grills) | 2009 | \$3500 |
| Soft-Lite Imperial LS Ultimate™ Glass Triple-Pane with Super Spacer® Double Hung Energy Star Windows in all bedrooms | 2008 | \$4000 |
| New Carrier Infinity 96 Ultra Efficient Energy Star Furnace Carrier Performance Series 13 Seer Energy Star Air Conditioner with Puron | 2007 | \$6500 |
| New Driveway – 6 inch thick gravel base with 4 inch thick asphalt | 2007 | \$2700 |
| Extra Parking Space off of driveway – 6 inch thick traffic bond | 2008 | \$500 |
| Kitchen - Wood Laminate Floor Custom Hans Kitchen Cabinets – solid Oak w/ 14” deep shelves Plate rail w/ large crown molding & indirect rope lighting | 2007 | \$5000 |
| Dual in-ground 200W Omni outdoor speakers by patio – wired to basement | 2005 | \$500 |
| Remodeled Main Bathroom – laminate flooring w/ sealed seams & edges, complete surround ceramic tile shower over tub | 2004 | \$1500 |
| Floor-to-ceiling stone fireplace w/ raised hearth Oak built-in entertainment center on both sides of fireplace | 2003 | \$4000 |
| Total Value of Improvements in past 7 years | | \$46,000 |



