

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

3:32pm - email

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-103) with this form			
Property owner name (on changed assessment notice) <u>Beth Ann Walters Philip Grapatin</u>				Agent name (if applicable)			
Owner mailing address <u>17770 Robinwood St</u>				Agent mailing address			
City <u>Brookfield</u>		State <u>WI</u>	Zip <u>53045</u>	City		State	Zip
Owner phone <u>262-843-0200</u>		Email <u>pgrapatin@yahoo.com</u>		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>1518 Big Bend Rd Unit H</u>				Legal description or parcel no. (on changed assessment notice)			
City <u>Waukesha</u>		State <u>WI</u>	Zip <u>53189</u>				
Assessment shown on notice - Total <u>188,700.</u>				Your opinion of assessed value - Total <u>140,000.</u>			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acreage	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) <u>No condo in this development has been sold at this price</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>150,000.</u>
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... Yes ☐ Yes ☐ No
If Yes, provide acquisition price \$ 98,000. Date - - ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?..... ☐ Yes ☒ No
If Yes, describe nothing has been done to property
Date of changes - - Cost of changes \$ - Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No
If Yes, how long was the property listed (provide dates) - - to - -
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$ - List all offers received -
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - Value - Purpose of appraisal -
(mm-dd-yyyy)
If this property had more than one appraisal, provide the requested information for each appraisal. -

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): -
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing - minutes.

Property owner or Agent signature <u>Beth Ann Walters</u>	Date (mm-dd-yyyy) <u>5-29-2025</u>
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CITY OF WAUKESHA, WAUKESHA COUNTY

2025 NOTICE OF CHANGED ASSESSMENT

THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.



*****AUTO**ALL FOR AADC 530 19,585 T58 P1

BETH ANN WALTERS &
PHILIP GRAPATIN
2036 N PROSPECT AVE UNIT 1804
MILWAUKEE WI 53202-1265

Parcel Number: 1350.088.000

Property Address: 1518 BIG BEND RD, UNIT H

Legal Description:

UNIT H BLDG 9 1518 BIG BEND RD SUNSET HOMES LOT 1
V12 CERTIFIED SURVEY MAPS P5 PT NW1/4 SEC 14 T6N
R19E DOC NO 4415860 & DOC NO 4428018

Previous Value:	Land: \$27,800 Buildings: \$103,300	Total: \$131,100
Current Value:	Land: \$27,800 Buildings: \$160,900	Total: \$188,700
Total Difference (Previous to Current):	\$57,600	
Reason for Valuation Change:	2025 Citywide Revaluation	
Preliminary Assessment Ratio:	100.00 %	

Open Book: April 28, 2025—May 16, 2025

Board of Review: Friday, June 6, 2025 @ 9.00a

BOR Location: Waukesha City Hall
201 Delafield St, Council Chambers

See Reverse Side for Open Book and Board of Review information

Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of a property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

To Appeal Your Assessment

First, discuss with your local assessor during Open Book – questions can often be answered by the assessor during Open Book and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the formal appeal process:

- Contact your municipal clerk listed below.
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact the DOR for a paper copy at bapdor@wisconsin.gov or (608) 266-7750.

Contact Information

City Assessor: Samuel Walker • assessors@waukesha-wi.gov • (262) 524-3510

City Clerk/Treasurer: Katie Panella • clerktreas@waukesha-wi.gov • (262) 524-3550



2025 City of Waukesha City-Wide Revaluation

The 2025 City of Waukesha City-Wide Revaluation was conducted to bring all property types to current market rate and to comply with the valuation requirements of State law (sec 70.05(5)(b), Wis. Stats.) The last revaluation was conducted in 2023. Since the last revaluation, the market has changed significantly and the previous assessed values no longer reflect market value.

About Your New Value

- Your assessment is based on the value of all land and buildings on your property as of January 1, 2025.
- All property in the City of Waukesha has been reassessed to market value based primarily on 2024 market sales.
- This means every property was reviewed, and based on similar property sales your value has been adjusted.
- Our team of assessors review all property data, sales, and market conditions to determine your new value.
- Assessors must follow state statutes to set fair and equitable values.
- Your assessed value does not directly correlate to a change in the amount you pay for property taxes.
- Assessors don't set taxes. Your municipality, local schools, and county set budgets that determine your taxes.

Important Appeal Information

- To inquire about your property assessment, please contact the Assessor's Office during the Open Book period.
- Inquiries made after this period cannot be accommodated, as we require sufficient time to process all requests before the formal appeal deadline and the start of the Board of Review.
- If you wish to appeal your property assessment after the Open Book period has ended and before the Board of Review begins, you must file a formal written objection with the Clerk/Treasurer.
- The City Clerk/Treasurer serves as the secretary of the Board of Review, and the Assessor has no authority with the Board of Review.

Assessment Myths vs. Facts

Myth: The assessor sets property taxes.

Fact: Property taxes are set by the taxing authorities, not the Assessor.

**Assessments are completed the first half of the year.*

**Budgets and taxes are established the second half of year.*

Myth: If my assessment increases 25%, my taxes will increase 25%.

Fact: There is no 1:1 relationship between assessment and taxes.

For More Info: Scan or Visit



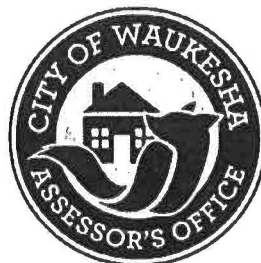
<https://www.waukesha-wi.gov/government/departments/assessment-reevaluation.php>

We're Here to Help, Contact Us

Phone: 262-524-3510

E-Mail: assessors@waukesha-wi.gov

Visit/Mail: 201 Delafield St., Waukesha, WI 53188



* Current signed listing contract

Approved by the Wisconsin Real Estate Examining Board
7-1-24 (Optional Use Date) 8-15-24 (Mandatory Use Date)

Page 1 of 8, WB-4

WB-4 RESIDENTIAL CONDOMINIUM LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL**1 SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**

2 ■ PROPERTY DESCRIPTION: The street address of the Unit is: 1518 Big Bend Rd. Unit H
3 _____ in the City _____ of Waukesha _____, County of
4 Waukesha _____, Wisconsin, particularly described as Unit: H (Building 1518) of
5 Sunset Homes _____ Condominium; Seller's interest in the common elements

6 appurtenant to the Unit, together with and subject to the rights, interests, obligations and limitations as set forth in the
7 declaration and condominium plat (and all amendments to them) creating the Condominium, which altogether constitute
8 the Property. Insert additional description, if any, at lines 379-409 or attach as an addendum per lines 410-411.

9 ■ INCLUDED IN LIST PRICE: Seller is including in the list price the Property, Seller's interests in any common surplus
10 and reserves of the Condominium allocated to the Property, Fixtures not excluded on lines 13-15, and the following
11 items: Refrigerator, Range, Dishwasher, Microwave, Washer, Dryer, Water Softener

12
13 ■ NOT INCLUDED IN LIST PRICE: Seller's Personal Property
14 _____
15 _____

16 CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the
17 lessor. (See lines 306-319).

18 ■ LIST PRICE: one hundred seventy-four thousand nine hundred Dollars (\$ 174,900).

19 ■ LIMITED COMMON ELEMENTS: The limited common elements assigned to the Unit include: _____
20 _____ See condominium declaration for complete list.

21 ■ STORAGE: A storage unit ~~(is)~~ (is not) ~~STRIKE ONE~~ included in the List Price; storage unit number: _____

22 ■ PARKING: The parking is Two (2) assigned parking spots in parking lot.

23 _____ The parking fee is \$ 0
24 ■ ASSOCIATION FEE: The association fee for the Property is \$ 306 per Month

25 ■ RIGHT OF FIRST REFUSAL: The condominium association ~~(does)~~ (does not) ~~STRIKE ONE~~ have a right of first refusal
26 on the Property.

27 **MARKETING** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
28 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 11-12 during the
29 term of this Listing. The marketing may include: All normal Your Team Marketing
30 _____

31 The Firm and its agents may advertise the following concessions, incentives, or special financing offered by Seller:
32 _____
33 _____

34 _____, which are in addition to and separate from Compensation to Others. See lines 40-45.

35 NOTE: Concessions offered in the multiple listing service cannot be limited to or conditioned on the retention
36 of or payment to a cooperating firm, buyer's firm or other buyer's representative.

37 Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See lines 202-222 regarding the
38 Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buyer known to Seller. Seller agrees
39 that the Firm and its agents may market other properties during the term of this Listing.

40 **COMPENSATION TO OTHERS** The Firm has disclosed and Seller approves offers of compensation to cooperating firms
41 working with buyers such as subagents and buyer's firms: 2.4% of Sales Price
42 _____

43 (Exceptions if any): _____

44 There is no standard market commission rate. Commissions and types of service may vary by firm.

45 Commissions are not set by law and are fully negotiable.

46 **COMMISSION** Seller and the Firm agree the Firm's commission shall be 5% of Sales Price
47 _____

48 ■ EARNED: Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:

- 49** 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;
- 50** 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;
- 51** 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;
- 52** 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or
- 53** 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property, at, or above
- 54** 6) the list price and on substantially the same terms set forth in this Listing and the current WB-14 Residential
- 55** Condominium Offer to Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able
- 56** when the buyer submitting the written offer has the ability to complete the buyer's obligations under the written offer.

Address: 1440 Big Bend Rd G Waukesha, Wisconsin 53189 Taxed by: Waukesha

MLS #: 1918069



Property Type: Condominium
Status: Active With Offer
County: Waukesha
Seller Offers Concessions:

List Price: \$154,000
Tax Key: 2911350067
Taxes: \$1,777.72
Tax Year: 2024

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 2
Garage Type: None

of Rooms: 6
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: RES

Condominium Name: Sunset Homes
Condo Fee / Mo: \$306
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 14

Directions: Sunset to Big Bend Rd

School District: Waukesha
High School: Waukesha South
Middle School: Les Paul
Elem. School: Prairie

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 11	Upper	Living/Great Room	18 x 11	Main
Bedroom 2	12 x 11	Upper	Kitchen	16 x 11	Main
Bedroom 3	12 x 11	Upper			

Building Style: Side X Side
Unit Style: Multi-Level
Exterior: Brick; Wood
Garage/Parking: Surface; 2 or more Spaces Assigned
Basement: Full; Block
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air; Central Air
Bath Description: At least one Bathtub; Shower Over Tub
Appliances Included: Oven; Range; Washer; Dryer; Water Softener Owned

Unit Description: Cable TV Available; Patio/Porch; In-Unit Laundry; High Speed Internet; Private Entry
Common Amenities: Near Public Transit; Common Green Space
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.
Condo Mgmt.: Professional Offsite
Documents: Listing Contract; Seller Condition; Lead Paint Disclosure; Association Document(s); Condo Docs

Pets: Cat(s) OK; 2 Dogs OK

Remarks: Leave behind the uncertainty of renting and embrace the stability & pride of homeownership. Picture yourself stepping into a space that resonates w/your unique style & personality. Lovingly cared for by the ORIGINAL OWNER & awaiting its new buyers fresh ideas, this condo is ready for its next chapter! Boasting 3 BRs and 1.5BA, this home offers ample room to spread out and find your own sanctuary across multiple levels. Whether you're seeking solitude or hosting friends and family, there's space for everyone to enjoy. For those seeking additional living space the LL offers a versatile area that can be customized to suit your needs.

Private Remarks: Call/text Mariah w/ questions: 414-551-9778. Room sizes/sq ft estimated. Send offers as 1 PDF w/ pre-approval or POF to sold@hupketeam.com.

Out of state Seller requests minimum 48 hrs for acceptance

Showing Information: Showingtime app or call 1-800-746-9464

Inclusions: Oven/Range; Water-softener (owned); any/all personal property remaining

Exclusions: Seller's personal property; refrigerator

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 05/15/2025

Limited/Unserviced: No

Named Prospects: N

Listing Office: RE/MAX Service First: of24000

Ph: 262-287-9900

Fax: 800-886-9699

URL: http://remaxservicefirstwi.com

Team Listing Contact: Mariah Marquardt 414-551-9778

Listing Agent: The Hupke Team* : hupketeam

Ph: Cell:

Fax:

Email: sold@hupketeam.com

LA Address: 21075 Swenson Dr #200

Waukesha, WI 53186

LO License #: 938862-91

LA License #: 57861-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information is independently verified and confirmed, but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Tina Calalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1440 Big Bend Rd C Waukesha, Wisconsin 53189-7654 Taxed by: Waukesha

MLS #: 1913320



Property Type: Condominium
Status: Active With Offer
Start Showing Date: 04/12/2025
County: Waukesha
Seller Offers Concessions: Yes

List Price: \$154,900
Tax Key: 2911350083
Taxes: \$1,784.72
Tax Year: 2024

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 0
Garage Type: None

of Rooms: 5
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: CONDO

Condominium Name: Sunset Homes
Condo Fee / Mo: \$306
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: Y
Flood Plain: Unknown
Days On Market: 47

Directions: Sunset to Big Bend Rd

School District: Waukesha
High School: Waukesha South

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 11	Upper	Living/Great Room	15 x 11	Main
Bedroom 2	12 x 11	Upper	Kitchen	16 x 11	Lower
Bedroom 3	12 x 11	Upper	Laundry	14 x 11	Lower

Type:	Townhouse	Unit Description:	Cable TV Available; Patio/Porch; In-Unit Laundry; Private Entry
Building Style:	Midrise: 3-5 Stories	Common Amenities:	Near Public Transit; None
Unit Style:	Multi-Level	Water/Waste:	Municipal Water; Municipal Sewer
Exterior:	Brick; Wood	Municipality:	City
Garage/Parking:	Surface; 2 or more Spaces Assigned	Condo Fee Incl.:	Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.; Sewer; Parking; Snow Removal; Lawn Maintenance
Basement:	Partial; Block	Condo Mgmt.:	Professional Offsite
Heating Fuel:	Natural Gas	Documents:	Listing Contract; Delayed Form; Seller Condition; LeadPaint Disclosure; Condo Docs; Seller Updates
Heating/Cooling Type:	Forced Air; Central Air		
Bath Description:	Shower Stall; Ceramic Tile		
Appliances Included:	Range; Refrigerator	Pets:	2 Dogs OK; Small Pets OK

Remarks: Townhome multi-level condo offers 3 bed, 1.5 bath and is affordably priced and makes a great rental alternative! Other noteworthy features are private entrances in front & rear, a rear patio area for grilling, gardening and a basement level with laundry, mechanicals & storage and 2 assigned surface parking + visitor stalls for guests. Seller updated windows, water heater and both bathrooms recently. Pet friendly association allowing 2 dog/cats. Awesome location close to parks, schools, stores, restaurants, & easy access to HWY 18 & I-94! Your new condo is waiting for you!

Private Remarks: 48 hours binding acceptance requested by Seller. Earnest money made payable to Knight Barry Title - please enter this in the OTP SELLER OFFERING BUYER A CLOSING COST CREDIT FOR FLOORING REPLACEMENT - SEE 2 BID OPTIONS FROM MILWAUKEE CARPET IN MLS FOR CARPET AND/OR LVP - SAMPLES AVAILABLE AT THE CONDO. Room sizes and SF have not been verified by the listing agent.

Showing Information: Aligned Showing Tab. 4 hour notice; see Aligned for seller preferred showing schedule

Inclusions: Refrigerator, stove, washer, dryer, wood & metal shelving units in basement, metal shelf in kitchen, closet shelves in master closet, wood shelving unit in full bath

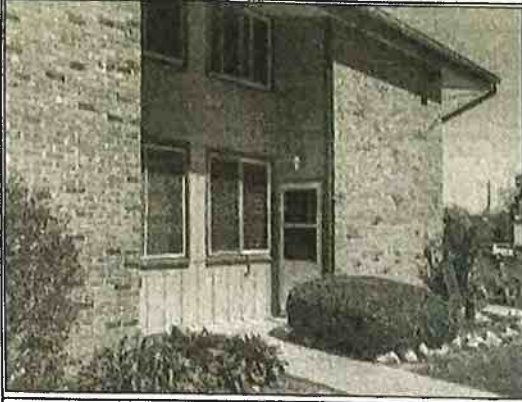
Exclusions: Sellers personal property, refrigerator in basement, counter microwave in kitchen

Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Limited/Unserviced: No	Named Prospects: N	Listing Date: 04/10/2025
	Seller Offers Concessions: Yes	
Listing Office: Structure Properties LLC: of26508 Ph: 414-882-8777 701 Fax: URL: http://structure-properties.com	Listing Agent: Michelle F Thompson : 15521 Ph: 414-331-4542 Cell: 414-331-4542 Fax: Email: shelly@structure-properties.com	LA Address: 225 E. St. Paul Avenue Suite 302 Milwaukee, WI 53202 LO License #: 938444-91 LA License #: 58759-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information is independently verified and confirmed includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1432 Big Bend Rd J Waukesha, Wisconsin 53189-7650 Taxed by: Waukesha

MLS #: 1917305



Property Type: Condominium
Status: Active With Offer
County: Waukesha
Seller Offers Concessions:

List Price: \$169,900
Tax Key: 2911350029
Taxes: \$1,833
Tax Year: 2024

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 0
Garage Type: None

of Rooms: 5
Est. Total Sq. Ft.: 1,286
Est Fin Above Grade SqFt: 1,176
Est Fin Below Grade SqFt: 110
Est. Year Built: 1973
Zoning: RES

Condominium Name: Sunset Homes
Condo Fee / Mo: \$315
Units In Project: 120
Units In Bldg: 10

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 20

Directions: Sunset Dr, south on Big Bend Rd, right turn into the complex, right turn into the parking lot. Unit in 2nd building on right. Please park in assigned spot 1432 J or Visitor Parking.

School District: Waukesha
High School: Waukesha South

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 11	Upper	Living/Great Room	15 x 11	Main
Bedroom 2	13 x 11	Upper	Kitchen	14 x 11	Main
Bedroom 3	11 x 10	Upper	Rec Room	11 x 10	Lower
			Laundry		Lower

Type:	Townhouse	Unit Description:	Cable TV Available; Patio/Porch; In-Unit Laundry; Pantry; High Speed Internet; Wood or Sim. Wood Floors; Private Entry
Building Style:	Two Story; Side X Side	Common Amenities:	Near Public Transit; Common Green Space
Unit Style:	Multi-Level	Water/Waste:	Municipal Water; Municipal Sewer
Exterior:	Brick; Wood	Municipality:	City
Garage/Parking:	Surface; 2 or more Spaces Assigned	Condo Fee Incl.:	Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.; Parking; Snow Removal; Lawn Maintenance
Basement:	Full; Finished	Condo Mgmt.:	Professional Offsite
Heating Fuel:	Natural Gas	Documents:	Listing Contract; Seller Condition; LeadPaint Disclosure; Association Document(s); Condo Docs; Other; Seller Updates
Heating/Cooling Type:	Forced Air; Central Air	Terms/Misc:	Rental Allowed
Bath Description:	At least one Bathtub; Shower Over Tub	Pets:	Cat(s) OK; 1 Dog OK; 2 Dogs OK
Appliances Included:	Oven; Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer		

Remarks: Welcome to your updated, pet-friendly Waukesha condo! Discover this charming 3-bedroom, 1.5-bathroom home located within walking distance of parks, schools, and shopping. With everything ready for you to move in, this unit features a finished basement and laundry room, a fenced-in private backyard & patio area, and updated kitchen and bathrooms. It also boasts newer flooring, paint, and light fixtures throughout. All appliances are included for your convenience. Enjoy the benefits of private front and back entries, along with two assigned surface parking spaces. Welcome home!
Private Remarks: Stewart Title to hold earnest money. Seller is a licensed real estate broker in WI.
Showing Information: Go and Show through Aligned Showing
Inclusions: Oven/range, refrigerator, dishwasher, washer, dryer, shoe bin, weed wacker

Excl. Agency Contrct: N Broker Owned: Y Electronic Consent: Yes
Limited/Unserviced: No Named Prospects: N Listing Date: 05/09/2025

Listing Office: Lannon Stone Realty LLC: of28141
Ph: 262-333-4440
Fax:
URL:

Listing Agent: Sarah L Steelman
GRI,ABR,SRES,GREEN: 20376
Ph: 414-405-8114 Cell: 414-405-8114
Fax:
Email: sarah@steelmanrealtywi.com

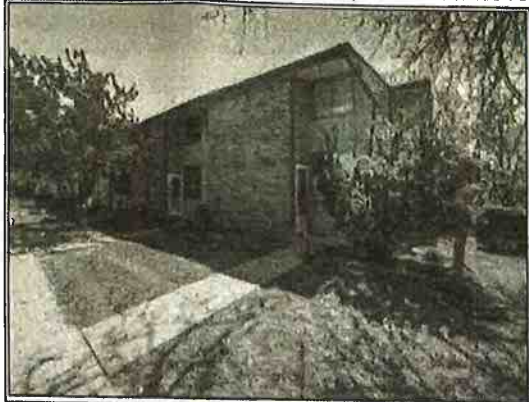
LA Address:
LO License #: 938648-91
LA License #: 59494-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Tina Catalanotte - Your Team, ABR,SFR,MRP on Wednesday, May 28, 2025 6:05 PM.

** Bigger End unit*

Address: 1442 Blg Bend Rd K Waukesha, Wisconsin 53189-7655 Taxed by: Waukesha

MLS #: 1916850



Property Type: Condominium
Status: Active With Offer
County: Waukesha
Seller Offers Concessions:

List Price: \$184,500
Tax Key: 2911350060
Taxes: \$1,960.16
Tax Year: 2023

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 0
Garage Type: None

of Rooms:
Est. Total Sq. Ft.: 1,360
Est. Year Built: 1973
Zoning: Condominium

Condominium Name: Sunset Homes
Condo Fee / Mo: \$306
Units In Project: 8
Units in Bldg: 8

Floor #: 1
Pets Permitted: N
Flood Plain: No
Days On Market: 22

Directions:

School District: Waukesha

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	16 x 12	Upper	Living/Great Room	14 x 12	Main
Bedroom 2	13 x 12	Upper	Kitchen	16 x 9	Lower
Bedroom 3	14 x 15	Upper			

Building Style: Two Story; Side X Side
Unit Style: Multi-Level
Exterior: Brick; Wood
Garage/Parking: Surface; 2 or more Spaces Assigned
Basement: Partial; Block
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air; Central Air
Bath Description: Shower Over Tub
Appliances Included: Oven; Range; Refrigerator; Washer; Dryer

Unit Description: Cable TV Available; Patio/Porch; Walk-In Closet(s); In-Unit Laundry; High Speed Internet; Private Entry
Common Amenities: Near Public Transit; Common Green Space
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.
Condo Mgmt.: Professional On Site; Unit Owners Assoc.
Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Restrictions/Covenants; Association Document(s); Condo Docs; Other
Terms/Misc: Rental Allowed
Pets: Cat(s) OK; 2 Dogs OK

Remarks: Awesome Totally Renovated XL End Unit w 1,360 Sqft Multi Level Floor Plan. Step into the Large LR w Fresh Paint New Floors and Light Fixtures. Step Down into the Completely Remodeled Kitchen w White Cabs, Granite Counters, New Floors and SS Appl. Each Level Up Features a Huge BR and Totally New Full and Half Baths. Wall Removed Combining 2 BR's. Originally a 4BR Unit and Easily Converted Back. Full Basement for Storage and Utility Room. Great Private Patio and Green space with 2 Deeded Parking Spaces Right Outside the Condo. Fantastic Location Close to all Major Conveniences. Hurry!
Private Remarks: Please send offer as 1 PDF. For questions and offers please text or email Justin Hoffmann 414-350-3596, jhoffmannre@gmail.com Lakeland title will be holding earnest money deposit end unit with 2 assigned parking spots in front of condo marked K *Seller is a licensed real estate agent in WI*
Showing Information: GO N SHOW To schedule appointments please call 800-746-8464, or schedule through the ShowingTime Mobile app
Inclusions: Oven; range; refrigerator, washer, dryer, basement shelves
Exclusions: Sellers personal items

Excl. Agency Contract: N

Broker Owned: Y

Electronic Consent: Yes

Listing Date: 05/07/2025

Limited/Unserviced: No

Named Prospects: N

Listing Office: RE/MAX Lakeside-Central: remx40
Ph: 414-327-7020
Fax: 414-961-0880
URL: <http://www.lakesiderealtors.com>

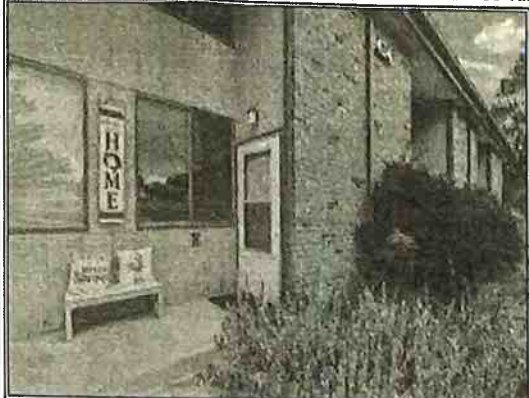
Team Listing Contact: Team Hoffmann Justin Hoffmann
Listing Agent: Hoffmann Team* : hofteam
Ph: 414-897-0098 **Cell:**
Fax:
Email: justin@wihomeinfo.com

LA Address:
LO License #: 700328-91
LA License #: 54807-94

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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1434 Blg Bend Rd E Waukesha, Wisconsin 53189 Taxed by: Waukesha

MLS #: 1886655



Property Type: Condominium
Status: Sold
County: Waukesha
Seller Offers Concessions:

List Price: \$134,900
Tax Key: 2911350015
Taxes: \$1,899.29
Tax Year: 2023

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 0
Garage Type: None

of Rooms:
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: R

Condominium Name: Sunset Homes
Condo Fee / Mo: \$306
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 2

Directions:

School District: Waukesha
High School: Waukesha South

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 11	Upper	Living/Great Room	15 x 11	Main
Bedroom 2	12 x 11	Upper	Kitchen	16 x 11	Main
Bedroom 3	12 x 11	Upper			

Building Style: Two Story
Unit Style: Multi-Level
Exterior: Brick; Wood; Vinyl
Garage/Parking: Surface; 2 or more Spaces Assigned
Basement: Full; Poured Concrete
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air; Central Air
Bath Description: Off MBR; Shower Over Tub
Appliances Included: Oven; Range; Refrigerator; Dishwasher; Washer; Dryer

Unit Description: Cable TV Available; In-Unit Laundry; High Speed Internet; Private Entry
Common Amenities: Near Public Transit; Playground; Walking Trail
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Trash Collection; Common Area Maint.; Parking; Snow Removal; Lawn Maintenance
Condo Mgmt.: Professional Offsite
Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Condo Docs
Pets: Cat(s) OK; 1 Dog OK; Small Pets OK

Remarks: Welcome home to this lovely condo nestled in the Sunset Homes Community! This 3 bed, 1.5 bath features a unique multi-level layout. This condo still has plenty of room to entertain and spread out with spacious bedrooms and generous kitchen! Lower level has in-unit laundry and additional area for storage or anything else you may need. The backyard is prime for your creative vision and personal touches. Unit has had new furnace and AC installed in 2022 as well as duct cleaning. Water heater was installed in 2020, toilets also in 2020, and new screen door in 2021. We look forward to seeing you and your agent today! You can't rent for less than this!
Private Remarks: Please remove shoes, turn off all lights, and lock ALL doors before leaving.
Showing Information: Please remove shoes or wear booties. Check for locked doors & lights turned off before leaving.
Inclusions: Oven/Range, Refrigerator, Dishwasher, Washer, Dryer, All window treatments
Exclusions: Seller's Personal Property

Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Limited/Unserviced: No	Named Prospects: N	Listing Date: 08/06/2024
Sold Price: \$151,500	Closing Date: 08/15/2024	Pending Date: 08/07/2024
Listing Office: Keller Williams Realty-Milwaukee Southwest: keller8 Ph: 262-599-8980 Fax: URL:	Listing Agent: Simplified Realty Group, Brad Parent : 26631 Ph: 414-313-4022 Cell: 414-313-4022 Fax: Email: bradparent@kw.com	Terms of Sale: Cash
Selling Office: RE/MAX Lakeside-West remx41 Ph: 262-784-9220 URL: http://www.lakesiderealtors.com License #: 700328-91	Selling Agent: Scott Surges ABR, CDPE 6541 Ph: 414-339-4413 Email: scottsurges@gmail.com License #: 35919-94	LA Address: 2665 S Moorland Road Suite 104 New Berlin, WI 53151 LO License #: 937913-91 LA License #: 81854-94

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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM. Broker Attribution: 262-599-8980

Address: 1518 Blg Bend Rd E Waukesha, Wisconsin 53189 Taxed by: Waukesha

MLS #: 1872726



Property Type: Condominium
Status: Sold
County: Waukesha
Seller Offers Concessions: No

List Price: \$142,000
Tax Key: 2911350085
Taxes: \$1,209.54
Tax Year: 2022

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 2
Garage Type: None

of Rooms: 6
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: res

Condominium Name: Sunset Homes
Condo Fee / Mo: \$301
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: N
Flood Plain: No
Days On Market: 4

Directions:

School District: Waukesha
High School: Waukesha South
Middle School: Les Paul
Elem. School: Prairie

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 11	Upper	Living/Great Room	18 x 11	Main
Bedroom 2	11 x 11	Upper	Kitchen	16 x 11	Main
Bedroom 3	12 x 11	Upper			

Type:	Townhouse	Unit Description:	Cable TV Available; Patio/Porch; In-Unit Laundry; Pantry; Private Entry
Building Style:	Side X Side	Common Amenities:	Near Public Transit; Common Green Space
Unit Style:	Multi-Level	Water/Waste:	Municipal Water; Municipal Sewer
Exterior:	Brick; Wood	Municipality:	City
Garage/Parking:	2 or more Spaces Assigned	Condo Fee Incl.:	Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.
Basement:	Full; Block	Condo Mgmt.:	Professional Offsite
Heating Fuel:	Natural Gas	Documents:	Listing Contract; Seller Condition; LeadPaint Disclosure; Restrictions/Covenants
Heating/Cooling Type:	Forced Air; Central Air	Terms/Misc:	Home Warranty
Bath Description:	At least one Bathtub; Shower Over Tub		
Appliances Included:	Range; Refrigerator; Washer; Dryer	Pets:	Cat(s) OK; 2 Dogs OK

Remarks: Leave behind the uncertainty of renting and embrace the stability & pride of homeownership. Picture yourself stepping into a space that resonates w/your unique style & personality. This renovated gem sets the stage for a fresh start w/freshly painted walls, brand new flooring, upgraded vanities in both bathrooms, & new sparkling kitchen appliances awaiting your culinary adventures. Boasting 3 BRs and 1 1/2BA, this home offers ample room to spread out and find your own sanctuary across multiple levels. Whether you're seeking solitude or hosting friends and family, there's space for everyone to enjoy. For those seeking additional living space the LL offers a versatile area that can be customized to suit your needs. Added peace of mind with a home warranty. Welcome home!

Private Remarks: *Offers due by noon 4/28 with binding acceptance through midnight 4/28.* Please allow 48 hours for binding acceptance. Please note in offers that buyer acknowledges that principal of LLC is a licensed real estate broker in the State of Wisconsin

Showing Information: showingtime app or showingtime.com or call 800-746-9464

Inclusions: refrigerator, stove, washer/dryer

Excl. Agency Contract: N	Broker Owned: Y	Electronic Consent: Yes
Limited/Unserviced: No	Named Prospects: N	Listing Date: 04/25/2024
Sold Price: \$162,500	Closing Date: 05/29/2024	Seller Offers Concessions: No
		Pending Date: 04/28/2024
		Terms of Sale: Conventional
		Transaction Type: Non Arms Length
Listing Office: RE/MAX Service First: of24000 Ph: 262-287-9900 Fax: 800-886-9699 URL: http://remaxservicefirstwi.com	Team Listing Contact: Jennifer Hupke 262-613-2548 Listing Agent: The Hupke Team* : hupketeam Ph: Cell: Fax: Email: sold@hupketeam.com	LA Address: 21075 Swenson Dr #200 Waukesha, WI 53186 LO License #: 938862-91 LA License #: 57861-90
Selling Office: NON MLS nmlsofs Ph: 414-778-5400 URL: License #:	Selling Agent: MetroMLS NON nmls Ph: Email: License #:	

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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1518 Big Bend Road E Waukesha, Wisconsin 53189 Taxed by: Waukesha WIREX_SCW MLS #: 1979842



Property Type: Condominium
Status: Sold
Tax Key: 2911350085
County: Waukesha

List Price: \$142,000
Taxes: \$1,899
Tax Year: 2023

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 0
Garage Spaces:
Garage Type:

of Rooms:
Est. Total Sq. Ft.: 1,176
Est. Fin Above Grade SqFt: 1,176
Est. Fin Below Grade SqFt: 0
Est. Year Built: 1973
Zoning: Res

Condominium Name: Sunset Homes
Condo Fee / Mo: \$301
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: N
Flood Plain:
Days On Market: 4

Directions:

School District: Waukesha
High School: Call School District
Middle School: Call School District
Elem. School: Call School District

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 11	Upper	Living/Great Room	18 x 11	Main
Bedroom 2	11 x 11	Upper	Kitchen	16 x 11	Main
Bedroom 3	12 x 11	Upper			

Exterior: Brick; Stone; Wood
Garage/Parking: 2 Car
Basement: Full; Block
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air; Central Air
Bath Description: No Master Bedroom Bath

Appliances Included: Oven/Range; Refrigerator; Washer; Dryer

Unit Description: Cable TV Available; Private Entry; Patio 1st Floor
Common Amenities: Near Public Transit; Common Green Space; No pets
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.
Condo Mgmt.: Professional Offsite
Documents on File: Home Warranty

Estimated Age: 21+ Years
Est. Square Footage: 1001-1250

Remarks: SOLD Comp
Private Remarks: Listing Agent: Jennifer Hupke, RE/MAX Service First

Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Limited/Unserviced: No	Owner:	Listing Date: 04/25/2024
Sold Price: \$162,500	Named Prospects: N	
	Closing Date: 05/29/2024	
	Days On Market: 4	
	Pending Date: 04/28/2024	

Listing Office: South Central Non-Member: 98	Listing Agent: SCWMLS Non-Member: 1633	LA Address: 4801 FOREST RUN ROAD #101
Ph: 608-240-2800	Ph: Cell:	MADISON, WI 53704
Fax:	Fax: 608-240-2801	LO License #:
URL:	Email:	LA License #:

Selling Office: Rock Realty 2105 Ph: 877-774-7625	Selling Agent: Chase Dickert 44311 Ph: 608-982-1804
URL:	Email: chase@rockrealtywi.com
License #: 936358	License #: 95452-94

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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1442 Big Bend Road F Waukesha, Wisconsin 53189 Taxed by: Waukesha WIREX_SCW MLS #: 1985984



Property Type: Condominium
Status: Sold
Tax Key: 2911350056
County: Waukesha

List Price: \$142,500
Taxes: \$2,117
Tax Year: 2023

Bedrooms: 3
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 0
Garage Spaces:
Garage Type:

of Rooms:
Est. Total Sq. Ft.: 1,352
Est Fln Above Grade SqFt: 1,176
Est Fln Below Grade SqFt: 176
Est. Year Built: 1973
Zoning: Condo

Condominium Name: Sunset Homes
Condo Fee / Mo: \$306
Units in Project: 8
Units in Bldg: 8

Floor #: 1
Pets Permitted:
Flood Plain:
Days On Market: 33

Directions: Sunset to Big Bend Rd

School District: **Waukesha**
High School: Call School District
Middle School: Call School District
Elem. School: Call School District

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	13 x 12	Upper	Living/Great Room	14 x 12	Main
Bedroom 2	12 x 11	Upper	Kitchen	14 x 11	Main
Bedroom 3	12 x 10	Upper	Rec Room	16 x 11	Lower

Type: Wooded Lot

Unit Description: Electric Fireplace; Cable TV Available 1st Floor

Exterior: Brick; Wood

Water/Waste: Municipal Water; Municipal Sewer

Garage/Parking: Surface; Outside

Municipality: City

Basement: Partially Finished

Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.; Snow Removal; Lawn Maintenance

Heating Fuel: Natural Gas

Condo Mgmt.: Professional Offsite

Heating/Cooling Type: Forced Air; Central Air

Bath Description: No Master Bedroom Bath

Appliances Included: Oven/Range; Refrigerator; Dishwasher; Water Softener

Estimated Age: 21+ Years

Est. Square Footage: 1251-1500

Remarks: Seller offering new additional \$1,500 incentive concession for buyer! This 3 bedroom condo features a town home style layout. Complete with 3 bedrms, 1.5 baths & living room (current wallpaper easy to remove!) Enjoy movie nights and hangouts in your finished rec room. Kitchen includes SS appliances and eat in area, plus access to the outdoor patio perfect for grilling. A private entrance is a bonus, plus the assigned parking spots are directly in front of the unit! Half bath recently updated w/ fresh paint, new toilet, vanity, light & shelving - too cute! \$1200 of electrical updates. Association is pet friendly allowing up to 2 dogs, plus cats and other customary household pets are OK. Location is ideal, close to parks, schools, restaurants, & easy access to HWY 18 & I-94 & I-43.
Private Remarks: Seller offering \$1,500 concession to buyer. Showing Time for appts at 877-871-9746. Previous offer cancelled due to no fault of seller, Estate Sale - Allow 48 hours for binding acceptance. All Dimensions approximate Buyer to verify if material. We accept electronic earnest money via TrustFunds or mail to 6131 Nesbitt Rd, Suite 300, Fitchburg, WI 53719. Buyer agent: Jessica Willer Shorewest

Excl. Agency Contract: No

Broker Owned: No

Electronic Consent: Yes

Limited/Unserviced: No

Named Prospects: No

Owner:

Listing Date: 09/16/2024

Sold Price: \$142,500

Closing Date: 11/27/2024

Days On Market: 33

Pending Date: 10/21/2024

Listing Office: Restaino & Associates: 2794

Listing Agent: Ashley Malinowski : 35983

LA Address: 217 E Main St

Ph: 608-437-4777

Ph: 608-316-0713 Cell:

MOUNT HOREB, WI 53572

Fax:

Fax:

LO License #: 936000

URL: <http://www.restainohomes.com>

Email: ashley@restainohomes.com

LA License #: 88775-94

Selling Office: South Central Non-Member 98 Ph: 608-240-2800

Selling Agent: SCWMLS Non-Member 1633 Ph:

URL:

Email:

License #:

License #:

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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM.

Address: 1444 Big Bend Rd H Waukesha, Wisconsin 53189-7656 Taxed by: Waukesha

MLS #: 1897432



Property Type: Condominium
Status: Sold
County: Waukesha
Seller Offers Concessions: Yes

List Price: \$155,000
Tax Key: 2911350048
Taxes: \$1,763.28
Tax Year: 2023

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

of Rooms:
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: Res

Condominium Name: Sunset Homes
Condominiums:
Condo Fee / Mo: \$307
Units in Project: 10
Units in Bldg: 5

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 22

Directions:

School District: Waukesha
High School: Waukesha South
Middle School: Les Paul

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 10	Upper	Living/Great Room	13 x 11	Main
Bedroom 2	11 x 11	Upper	Kitchen	13 x 10	Main
Bedroom 3	11 x 11	Upper			

Building Style: Midrise: 3-5 Stories
Unit Style: Multi-Level
Exterior: Brick; Wood
Garage/Parking: 2 or more Spaces Assigned
Basement: Full; Block
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air

Unit Description: Patio/Porch; High Speed Internet
Common Amenities: Near Public Transit
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Common Area Maint.; Snow Removal; Lawn Maintenance
Condo Mgmt.: Professional Offsite
Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Tax Bill; Prior Title Policy; Condo Docs

Appliances Included: Oven; Range; Refrigerator; Disposal; Washer; Dryer; Water Softener Owned

Pets: Cat(s) OK; 1 Dog OK; 2 Dogs OK; Small Pets OK

Remarks: Discover this charming condominium in the desirable White Oaks Manor neighborhood, conveniently located near Sunset Drive, restaurants, and schools. This beautifully updated home features a spacious kitchen with a large window and access to a private patio—ideal for outdoor entertaining. Enjoy a modern bathroom and a clean basement perfect for a recreation room. With assigned parking for two cars right in front, this multilevel condo seamlessly blends quality updates with inviting spaces, making it perfect for both entertaining and relaxing after a long day. Don't miss the chance to experience this delightful home in an unbeatable location!

Private Remarks: Allow 48 hours for binding acceptance. The seller requests that no accelerator clauses or love letters accompany offers.. Room sizes are estimates only and have not been verified by either the broker or the seller. For showings, kindly use designated visitor parking spaces. Please use TrustFunds for delivering earnest, or alternatively, you may drop off or mail check

Showing Information: Please use aligned showings

Inclusions: Oven/range, Fridge, Disposal, Washer & Dryer and Water Softener (owned).

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 10/23/2024

Limited/Unserviced: No

Named Prospects: N

Seller Offers Concessions: Yes

Sold Price: \$160,500

Closing Date: 12/10/2024

Pending Date: 11/13/2024

Terms of Sale: Conventional

Listing Office: Shorewest Realtors, Inc.: swr08
Ph: 262-574-2067

Fax:
URL: <http://www.shorewest.com>

Listing Agent: Adriangel Ortiz ABR,SFR: 40099
Ph: 262-527-4021 **Cell:** 262-527-4021

Fax:
Email: aortiz@shorewest.com

LA Address: 921 Meadowbrook Rd
 Waukesha, WI 53188

LO License #: 7771-91
LA License #: 88663-94

Selling Office: reThought Real Estate pf27022 **Ph:** 414-797-6128

URL: <http://rethought-realestate.com>

License #: 938526-91

Selling Agent: Liliana A Farlas Jurado 40136 **Ph:**

Email:

License #: 88787-94

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 Prepared by Tina Catalanotte - Your Team, ABR,SFR,MRP on Wednesday, May 28, 2025 6:05 PM. Broker Attribution: PropertyInfo@shorewest.com

Address: 1524 Big Bend Rd B Waukesha, Wisconsin 53189-7660 Taxed by: Waukesha

MLS #: 1890185



Property Type: Condominium
Status: Sold
County: Waukesha
Seller Offers Concessions: Yes

List Price: \$157,000
Tax Key: 2911350112
Taxes: \$1,710.27
Tax Year: 2023

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 0
Garage Type: None

of Rooms:
Est. Total Sq. Ft.: 1,176
Est. Year Built: 1973
Zoning: RES

Condominium Name: Sunset Homes
Condo Fee / Mo: \$301
Units in Project: 120
Units in Bldg: 10

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 9

Directions: Sunset Dr to Big Bend Rd, south on Big Bend to Garfield, right and then take the next right to condo parking. 1524 Big Bend Road, unit B, Waukesha, WI 53189

School District: Waukesha

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 12	Upper	Living/Great Room	16 x 12	Main
Bedroom 2	12 x 12	Upper	Kitchen	14 x 12	Main
Bedroom 3	12 x 11	Upper			

Building Style: Two Story
Unit Style: Multi-Level
Exterior: Brick; Wood
Garage/Parking: 2 or more Spaces Assigned
Basement: Partial; Block
Heating Fuel: Natural Gas
Heating/Cooling Type: Forced Air; Central Air
Bath Description: MBR Bath Shower over Tub
Appliances Included: Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer

Unit Description: Cable TV Available; In-Unit Laundry; High Speed Internet; Private Entry
Common Amenities: None
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Common Area Maint.; Parking; Snow Removal; Lawn Maintenance
Condo Mgmt.: Professional Offsite
Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Condo Docs
Pets: Cat(s) OK; 2 Dogs OK; Other Restrictions Apply

Remarks: This nicely updated 3 bedroom, 1.5 bath condo is conveniently located right across the street from David's Park/Playground. As you enter notice the new exterior doors and windows! Freshly painted and beautifully updated baths! All new copper plumbing! All the bedrooms are spread out for privacy. Awesome out door fenced area - perfect for grilling! There is additional space in the lower level for rec room or office. Kitchen has nice sized pantry and includes all the appliances. This condo has a generous pet policy - up to 2 dogs or cats (see additional requirements in the rules and regulations). There are two assigned parking spaces.
Private Remarks: Parking spaces for this unit are labeled 24B, please use these spaces or visitor spaces for showings.
Showing Information: Through Aligned Showings.

Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Limited/Unserviced: No	Named Prospects: N	Listing Date: 09/02/2024
Sold Price: \$160,000	Closing Date: 10/04/2024	Seller Offers Concessions: Yes
	Pending Date: 09/10/2024	Terms of Sale: Cash

Listing Office: Shorewest Realtors, Inc.: swr05	Listing Agent: Joan Kullmann : 15535	LA Address: 1296 Summit Ave
Ph: 262-567-9351	Ph: 920-988-9744 Cell: 920-988-9744	Oconomowoc, WI 53066
Fax:	Fax:	LO License #: 7771-91
URL: http://www.shorewest.com	Email: jkullmann@shorewest.com	LA License #: 52952-90

Selling Office: First Weber Inc - Brookfield fwg02 Ph: 262-782-3110	Selling Agent: Krieghoff Ackley Realty kriegteam Ph: 414-305-3946
URL: http://www.firstweber.com	Email: karealtyw@firstweber.com
License #: 833993-91	License #: 76557-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage, acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Tina Catalanotte - Your Team, ABR, SFR, MRP on Wednesday, May 28, 2025 6:05 PM. Broker Attribution: PropertyInfo@shorewest.com