

**HOME FOR SALE BY OWNER
SINGLE FAMILY RESIDENCE**

**9231 West Hadley Street
Milwaukee, WI 53222**

\$259,900

Phone: 262.696.6054

E-Mail: 9231WestHadley@gmail.com

Web Page: <http://9231westhadley.weebly.com>



Lannon stone executive ranch with great curb appeal. Enjoy the natural fireplace in the spacious living room while viewing the park-like grounds of the Mt. Mary area. Gorgeous crown moldings accentuate the bright and airy living room. Dining area has a built-in china cabinet and space for dinner parties. Family size kitchen with many cabinets. His & her closets plus a 3rd closet in the master bedroom. Hardwood floors in all bedrooms. A second natural fireplace warms the family room which offers a view of the fenced in backyard, that is a Gardner's dream. Yard has a stone barbecue grill/fireplace, garden shed, and patio for summer entertaining.

Features Included:

Two Natural Fireplaces
Mount Mary Park-Like Campus Area
Fabulous Half-Acre Wooded Lot
New Roof, Gutters and Cladded Soffits/Fascia
New Pella Architect Series Windows
New HardiPlank Siding on Garage
Blown Insulation in Entire Attic

Miscellaneous Interior Details:

Built-In China Cabinets
Built-In Bookcases
Intricate Plaster Molding
Oak Wood Flooring
220 Volt, Circuit Breakers
Cable TV Available

Coordinates: 28 N / 92W

Schools: Milwaukee (Public), Christ King (Private)

County: Milwaukee

Zoning: Residential

Flood Plain: No

Occupancy: Immediate

Directions: North 92nd Street to Hadley, West to Home

Total Rooms: 6

Bedrooms: 3

Full Bath: 1

Half Bath: 1

Floor Plan

Living/Dining Room: 28x16 (Main Flr, Carpet)
Kitchen: 16x11 (Main Flr, Vinyl)
Family Room: 22x9 (Main Flr, Carpet)

Master Bedroom: 16x12 (Main Flr, Oak Flooring)

2nd Bedroom: 13x12 (Main Flr, Oak Flooring)

3rd Bedroom: 11x11 (Main Flr, Oak Flooring)

Other Rooms:

Utility Room - Lower Level
Laundry Facility - Lower Level

Bath Description:

Main: Shower Over Tub, Vanity, Ceramic Tile
Half-Bath: On Lower Level

Miscellaneous Exterior:

Patio, Fenced Yard, Near Public Transportation

Type: Single Family

Zoning: Residential

Style: One Story

Architecture: Ranch

Exterior: "Tennessee" Lannon, HardiPlank Fiber Cement

Roofing: Composite (New with 40 Yr Warranty)

Lot Size: 0.45 Acres

Taxes: \$6438 (2011)

Taxes Include: Trash and Recycling Collection

Year Built: 1952

Garage: 2.5 Car Attached

Parking on Double-Wide Paved Driveway,
Electric Door Opener, Storage in Rafters

Basement: Full Block, Half-Bath

Outbuildings: Large Garden Shed

Heating and Cooling: Natural Gas, Central Air

Waste/Water: Municipal Water and Sewer

Conforming Use: Yes

Appliances Included: Range (Gas), Disposal
Refrigerator, Washer, Dryer

Other Inclusions: Most Window Treatments

Remotes for Garage Doors, Swing Set

Exclusions: Window Treatments in BR 2 and 3

Seller's Personal Property, Pergola on Patio

Additional Pictures and Information at <http://9231westhadley.weebly.com>

All information is shown to be true to the best of our ability, measurements are approximate.

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