



6826 54th Avenue
Kenosha WI 53142
(262) 657-1771 (pre-approved buyers only)

www.kenpolzin.com

Asking \$269,900

Home Buyer's Warranty and up to
\$3,000 in closing costs are negotiable.

Custom built in 1989. 2298 square feet, does not include sun room or 2nd floor storage room, Oak flooring and trim except in kitchen, baths and laundry. Custom curved oak stairs. Many upgrades including a new roof in 2008. Lot Size: 122' x 208' (0.58 acres).

Parcel #: 02-122-02-329-019. 2009 property taxes: \$5,283.85.

1st Floor

Living Room - 19' x 12' w/ fireplace, custom window treatments

Dining Room - 13' x 12' w/ antique chandelier, custom window treatments

Family / Media Room - 17' x 12'

Kitchen - 12' x 12' oak cabinets, including pantry unit and tile floor

Sun Room - 25' x 11', solar heated w/ tile floor

½ Bath w/marble floor and Laundry w/ tile floor

2nd Floor

Master Bed Room - 18' x 13' w/ walk in closet & dressing room, deck access

Bed Room 2 - 13' x 11' w/ deck access

Bed Room 3- 11' x 10' (great for office or nursery)

Bonus Room / BR4 - 21' x 13'

Master Bath - circular, w/ whirlpool tub and Silestone counter top, marble floor, dual entry

2nd Full Bath w/ tile floor

Storage Room - 21' x 13', unheated, walk in from BR4

Basement - 1080 square feet, unfinished, though has stubbed in plumbing for bathroom or larger laundry. Mechanicals and central vacuum system housed here.

Garage - 2.5 car attached, w/ utility sink, electric garage door openers and storage above

HVAC - high efficiency natural gas / central air, 6" walls, high/low returns. Power roof vent

Yard - private, arborvitae lined ½+ acre contains decks, 15'x30' above ground pool, dwarf fruit trees, raised garden beds and asparagus bed. Ample on and off street parking.

Schools - Forest Park Elementary (walking distance), McKinley Middle and Indian Trails or Tremper High.

When making an offer, Jeffrey Davison, our attorney, requests five business days to respond.

All measurements are approximate

There are many considerations other than square footage and the number of bedrooms and baths. For your convenience . . .

6826-54th Avenue

House #2

Healthy Living

Space Gard air cleaner
Central Vacuum System
Wood & solid surface floors
Grow own fruits / vegetables
Large yard / pool for exercise

?

Energy Efficiency

6" ext. walls w/ 1" foam sheathing
High efficiency HVAC
Double pane, low E windows
Insulated foundation
Power roof vent
High / low returns

?

Location

Quiet, low traffic street
Very close to grocery / retail
Walking distance to grade school
Stable neighborhood
No distressed home sales

?

Yard

Mature landscaping
Ample on and off street parking
Private, large back yard
Space to entertain / exercise
Pool and lots of decking
Small and large fruits, garden

?

Potential

Basement ready to be finished
No deed or covenant restrictions
Space for 2nd garage / workshop

?