

# OFFER INFORMATION

## 8115 N WHITNEY RD

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CHRISTEL PENN

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### **ABOUT WHITNEY RD:**

Fox Point is known for its close-knit neighborhood feel, top-rated schools, and proximity to Lake Michigan, parks, and nature. Nestled on a quiet, low-traffic street in sought-after Fox Point, this home offers the perfect blend of community, location, and lifestyle. Enjoy beloved neighborhood traditions like the 4th of July parade, community picnics and bonfires, and Halloween on Whitney Road, all while being just a short bike ride to Doctor's Park Beach and a quick walk to Indian Creek Park. Nature lovers will appreciate being only 5 minutes from Schlitz Audubon Nature Center, with an easy 15-minute commute to downtown Milwaukee.

### **ABOUT THE HOME: Updated Charming Cape Cod**

#### **Interior & Kitchen**

- Dedicated entryway with coat closet
- Updated kitchen (2022) featuring quartz countertops, painted cabinetry, and recessed lighting
- New appliances and trash compactor (2022)
- Picturesque bay window overlooking the backyard
- Luxury vinyl plank flooring in the kitchen (original pine floors underneath)
- Updated full bath on main level
- Resealed hardwood floors (main level, 2022)
- Updated light fixtures throughout
- Window treatments included

#### **Upper Primary Suite**

- Spacious primary suite with abundant natural light and skylight
- New carpet (2026)
- Bonus space for an office and a separate sitting area
- Large walk-in closet
- Updated primary ensuite bath (2023)
- New trim, windows, and balcony sliding doors (2021)

#### **Main Level Bedrooms**

- Two additional main-level bedrooms, including a second bedroom with a walk-in closet

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### **ABOUT THE HOME: (cont'd)**

#### **Exterior & Outdoor Spaces**

- Exterior paint (2024)
- Stamped concrete side patio (2012)
- Newly poured concrete back patio and front sidewalk
- Fenced backyard
- New front door and screen door; side storm door (2012)
- Shed

#### **Mechanical**

- Roof and gutters (2012)
- Furnace and A/C (2011)
- Water heater (2017)
- Sump pump (2013)
- Sewer line rooted/cleaned out (2024)
- Owned water softener

#### **Basement**

- Finished rec room
- Basement storage racks included
- Toilet in basement

#### **Garage**

- Detached 2.5-car garage
- The extra-large garage has walk-up attic space
- Additional refrigerator in garage included

#### **Additional Highlights**

- Proudly maintained by only the third owner
- SimpliSafe security system