



**305 CHAMBERLAIN AVENUE
UNIVERSITY HEIGHTS NEIGHBORHOOD
NEW PRICE
\$ 365,000**



Property Features:

- Well maintained and updated Tudor in historic University Heights.
- Original trim and hardwood floors throughout.
- Upgraded kitchen with Cambria countertops and cabinets.
- Private patio rear yard shaded by prodigious oak tree.
- Great location near the University of Wisconsin and UW Hospital.
- Bonus room above the garage could be fourth bedroom.





PROPERTY UPGRADES AND **IMPROVEMENTS**

New Roof 2002 (extra thick shingles)

New Furnace and AC 2009

Painted House 2013

New Garage Doors 2013

New Windows Upstairs (Pella) 2006

New Windows Downstairs 3013

Kitchen Remodel with New Appliances 2007

New Tub and Shower in Bathroom 2010

Backyard Patio and Garden 2014

Sanded Hardwood Floors 2007

Fireplace Gas Insert 2010

Electrical Upgrade to 220 Service 1996

Water Softener Added 1996

Contact: David Keller, Keller Real Estate Group, 608-227-6543 x 102

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