

## Reservoir Street Lofts - 2014 Comparisons

3 Properties

MLS #	Status	Address	Price	Property Type	List Price	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms
1	Sold	730 N Plankinton Ave 7D	<b>\$339,900</b>	Condominium	339,000	1,914	2	2
2	Sold	601 E Ogden Ave 403	<b>\$366,000</b>	Condominium	368,900	1,869	2	2
3	Sold	1737 N Hubbard St	<b>\$370,000</b>	Condominium	369,000	2,750	3	4.5

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Prepared by Aubry McKinley on Thursday, October 02, 2014 3:07 PM.

**Address:** 730 N Plankinton Ave 7D Milwaukee, Wisconsin 53203-2409 **Taxed by:** Milwaukee **MLS #:** 1341363



**Property Type:** Condominium  
**Status:** Sold  
**Tax Key:** 3611925000  
**County:** Milwaukee

**List Price:** \$339,000  
**Taxes:** \$10,173  
**Tax Year:** 2012

**Bedrooms:** 2  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 2 / 0  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 1  
**Garage Type:** Attached

**# of Rooms:** 6  
**Est. Total Sq. Ft.:** 1,914  
**Est. Year Built:** 1916  
**Lot Size:** Common Area  
**Zoning:** Res

**Condominium Name:** Riverfront Lofts **Floor #:** 7  
**Condo Fee:** \$432 **Pets Permitted:** Y  
**Units in Project:** 1 **Flood Plain:** No  
**Units in Bldg:** 36 **Occ. Permit Required:** N  
**Days On Market:** 109

**Directions:** Wisconsin Ave. to Plankinton - N on Plankinton - Just North of Mo's Steaks  
**Coordinates:** 7N 1W

School District: Milwaukee	Name	Dim	L	C	W	Name	Dim	L	C	W
	Master Bedroom	19 x 12		M		Dining Room	18 x 11		M	
	Bedroom 2	15 x 12		M		Kitchen	12 x 11		M	
	Den/Office	11 x 11		M		Living/Great Room	24 x 17		M	

<b>Type:</b> Waterfrontage on Lot; Condominium	<b>Unit Description:</b> Cable TV Available; Loft; Storage Lockers; In-Unit Laundry; Priv. Outside Entry; Balcony
<b>Water Front/Access:</b> River	<b>Common Amenities:</b> Exercise Room; Elevator
<b>Building Style:</b> Highrise: 6+ Stories	<b>Water/Waste:</b> Municipal Water; Municipal Sewer
<b>Unit Style:</b> 1 Story	<b>Municipality:</b> City
<b>Exterior:</b> Brick	<b>Condo Fee Incl.:</b> Other
<b>Roofing:</b> Rubber	<b>Condo Mgmt.:</b> Other
<b>Garage/Parking:</b> Underground; Spaces; Assigned	<b>Documents:</b> Seller Condition; Tax Bill; Prior Title Policy; Association Document
<b>Basement:</b> None	<b>Other Rooms:</b> Living Room
<b>Heating/Cooling:</b> Central Air; Radiant/Hot Water	<b>Occupancy:</b> Immediate
<b>Bath Description:</b> Off Master Bedroom; Shower Over Tub; Shower Stall; Vanity; Ceramic Tile	
<b>Dining:</b> Breakfast Bar	
<b>Water Heater:</b> Electric	
<b>Appliances Included:</b> Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer	

**Remarks:** Single Party listing

**Sold Price:** \$339,900 **Closing Date:** 12/02/2013

**Listing Office:** Coldwell Banker Residential  
 Brokerage: cbrb73

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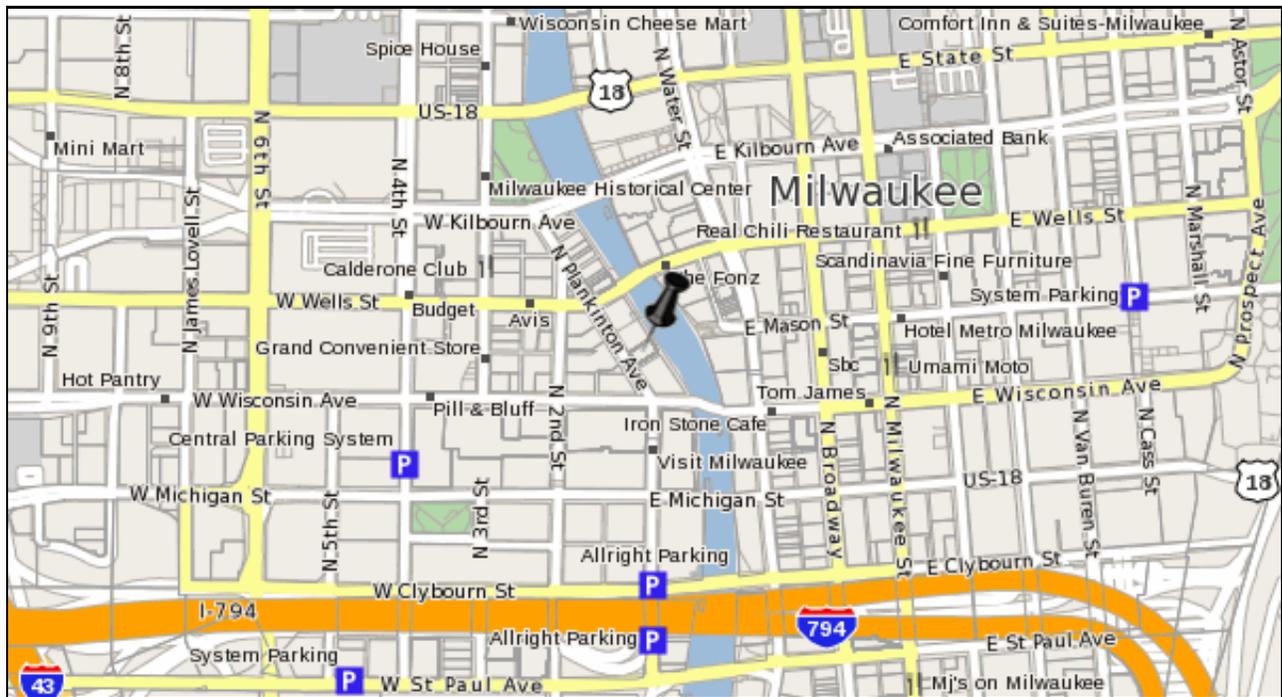
**Photo sheet**

730 N Plankinton Ave 7D Milwaukee, WI 53203-2409



# Street Map

730 N Plankinton Ave 7D Milwaukee, WI 53203-2409



Address: 601 E Ogden Ave 403 Milwaukee, Wisconsin 53202-2687 Taxed by: Milwaukee

MLS #: 1317960



**Property Type:** Condominium  
**Status:** Sold  
**Tax Key:** 3601599000  
**County:** Milwaukee

**List Price:** \$368,900  
**Taxes:** \$9,326  
**Tax Year:** 2012

**Bedrooms:** 2  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 2 / 0  
**F/H Baths Upper:** 0 / 0  
**F/H Baths Lower:** 0 / 0  
**Garage Spaces:** 2  
**Garage Type:** Attached

**# of Rooms:** 5  
**Est. Total Sq. Ft.:** 1,869  
**Est. Year Built:** 2006  
**Lot Size:** Common Area  
**Zoning:** C9C

**Condominium Name:** 601 Lofts  
**Condo Fee:** \$353  
**Units in Project:** 80  
**Units in Bldg:** 80

**Floor #:** 4  
**Pets Permitted:** Y  
**Flood Plain:** No  
**Occ. Permit Required:** N  
**Days On Market:** 90

**Directions:** Van Buren to Ogden Ave, West on Ogden Ave, 1 Block. Corner of Ogden and Jackson St.  
**Coordinates:** 14N 6E **Property PIN:** 31007

School District: Milwaukee	Name	Dim	L	C	W	Name	Dim	L	C	W
	Master Bedroom	15 x 14	M	Yes		Dining Room	18 x 11	M		Yes
	Bedroom 2	15 x 12	M	Yes		Kitchen	25 x 13	M		
						Living/Great Room	18 x 16	M		Yes
						Laundry Room	11 x 7	M		

<b>Type:</b>	Condominium	<b>Unit Description:</b>	Cable TV Available; Walk-In Closets; Storage Lockers; In-Unit Laundry; Balcony; Circuit Breakers
<b>Building Style:</b>	Highrise: 6+ Stories	<b>Common Amenities:</b>	Security; Near Public Transit; Elevator
<b>Unit Style:</b>	1 Story	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b>Exterior:</b>	Steel	<b>Municipality:</b>	City
<b>Roofing:</b>	Rubber	<b>Condo Fee Incl.:</b>	Common Area Insur.; Heat; Replacement Reserve; Trash Collection; Common Area Maint.; Sewer; Water; Hot Water
<b>Garage/Parking:</b>	Underground; Garage; Spaces; Assigned	<b>Condo Mgmt.:</b>	Professional Offsite; Unit Owners Assoc.
<b>Basement:</b>	None	<b>Documents:</b>	Seller Condition
<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air; Heat Pump	<b>Occupancy:</b>	46-60 Days; See Listing Broker
<b>Bath Description:</b>	Off Master Bedroom; Shower Stall; Whirlpool; Vanity; Ceramic Tile		
<b>Dining:</b>	Living/Dining Combo		
<b>Water Heater:</b>	Central Hot Water		
<b>Appliances Included:</b>	Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer		

**Remarks:** This is it! Smashing downtown location at the 601 Lofts with over 1,800 sq. ft. of living space. This units boasts floor to ceiling windows throughout, 9' ceilings, granite counter tops and stainless steel appliances. Brazilian cherry hardwood floors add warmth and character while standing up to serious entertaining. Located in Milwaukee's East Point neighborhood close to the theatre district, lakefront, great eating and nightlife.

**Sold Price:** \$366,000 **Closing Date:** 09/26/2013

**Listing Office:** First Weber Group - Glendale:  
fwg05

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**Photo sheet**

**Living/Dining Room**



**Living Room**



**Living Room**



**Living Room**



**Dining Area**



**Dining**



**Dining/Bar Area**

**Dining/Bar Area**

Dining/Den Area



Dining/Den Area



**Kitchen w/Breakfast Counter**



**Kitchen w/Breakfast Counter**



**Kitchen and Dining**



**Kitchen**



**Kitchen**



**Master Bedroom**



**Master Bedroom**



**Master Bath**



**Master Bath**



**2nd Bedroom**



**2nd Bath**



**View from Balcony**



**View from Balcony**



**View from Balcony**



**Building**

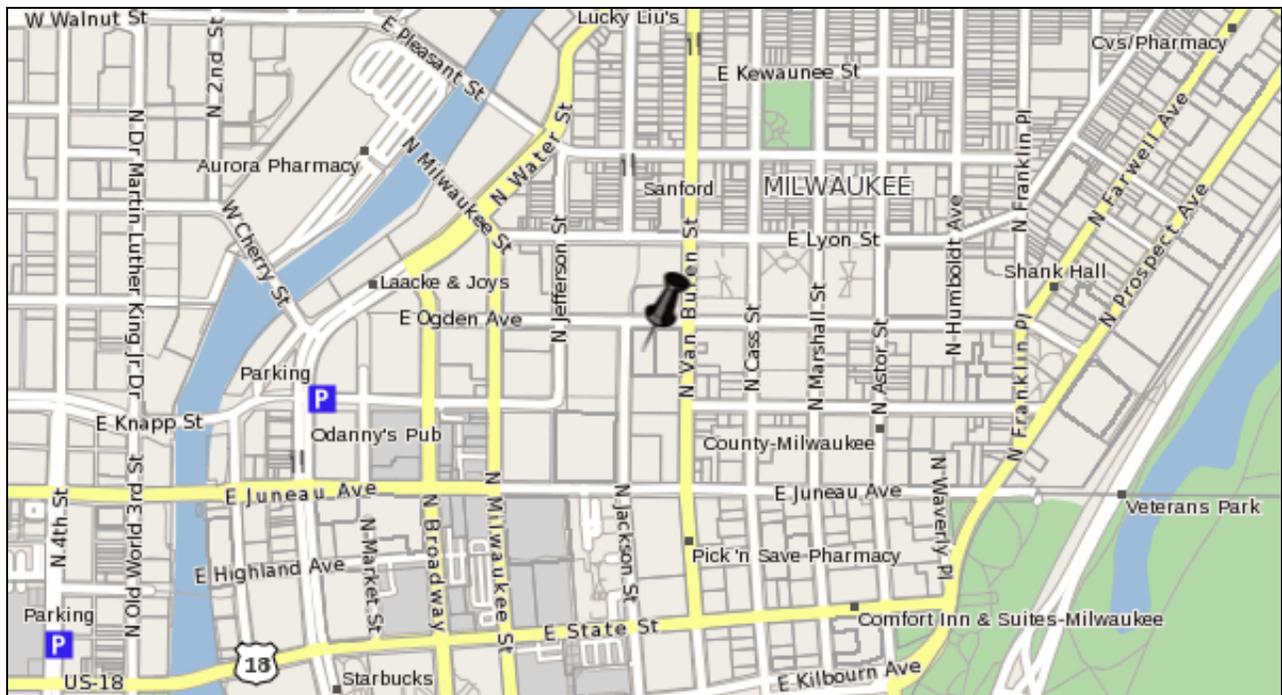


**Lobby**





Street Map





**Property Type:** Condominium  
**Status:** Sold  
**Tax Key:** 353128900  
**County:** Milwaukee

**List Price:** \$369,000  
**Taxes:** \$10,319  
**Tax Year:** 2012

**Bedrooms:** 3  
**Total Full/Half Baths:** 4 / 1  
**F/H Baths Main:** 0 / 1  
**F/H Baths Upper:** 3 / 0  
**F/H Baths Lower:** 1 / 0  
**Garage Spaces:** 2.5  
**Garage Type:** Attached

**# of Rooms:** 7  
**Est. Total Sq. Ft.:** 2,750  
**Est. Year Built:** 2000  
**Lot Size:**  
**Zoning:** RES

**Condominium Name:** The Crescent  
**Condo Fee:** \$325  
**Units in Project:** 16  
**Units in Bldg:** 2

**Floor #:** 1  
**Pets Permitted:** Y  
**Flood Plain:** No  
**Occ. Permit Required:** N  
**Days On Market:** 108

**Directions:** Pleasant St. to Palmer and right on Hubbard St.  
**Coordinates:** 17N 2E

School District: Milwaukee	Name	Dim	L	C	W	Name	Dim	L	C	W
	Master Bedroom	23 x 19	U	Yes	Yes	Family Room	22 x 19	L	Yes	
	Bedroom 2	12 x 10	U	Yes		Kitchen	12 x 11	M		
	Bedroom 3	18 x 12	U	Yes		Living/Great Room	23 x 14	M		
						Other Room	15 x 10	U		

<b>Type:</b>	Condominium	<b>Unit Description:</b>	Gas Fireplace; Cable TV Available; Walk-In Closets; In-Unit Laundry; Priv. Outside Entry; Balcony
<b>Building Style:</b>	Midrise: 3-5 Stories; Side X Side	<b>Common Amenities:</b>	Near Public Transit
<b>Unit Style:</b>	Multi-Level	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b>Exterior:</b>	Brick; Partial-Stucco/Slate	<b>Municipality:</b>	City
<b>Roofing:</b>	Composition	<b>Condo Fee Incl.:</b>	Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.
<b>Garage/Parking:</b>	Garage	<b>Condo Mgmt.:</b>	Unit Owners Assoc.
<b>Basement:</b>	Full; Walk Out/Outer Door	<b>Documents:</b>	Seller Condition; Tax Bill; Prior Title Policy; Association Document; LeadPaint Disclosure
<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air	<b>Financing Available:</b>	None
<b>Bath Description:</b>	Off Master Bedroom; Shower Over Tub; Shower Stall; Whirlpool; Vanity; Ceramic Tile	<b>Occupancy:</b>	Immediate
<b>Dining:</b>	Breakfast Bar; Living/Dining Combo		
<b>Water Heater:</b>	Gas		
<b>Appliances Included:</b>	Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer		

**Remarks:** Enjoy carefree living in an elegant townhome located in the Historic Brewer's Hill neighborhood overlooking the entire east and south skyline. Dbl deck balconies off the rear. HWF throughout the 1st floor. KIT features timeless maple cabinets & Corian. Living room has built-ins & GFP. Huge master bedroom suite w/GFP & WIC & marble bath. 3rd floor suite w/full bath. Lower level RecRm w/full bath has walk out. Pets welcomed since you have your own entrances. One year HSA Home Warranty offered.

**Sold Price:** \$370,000      **Closing Date:** 08/30/2013

**Listing Office:** Shorewest Realtors, Inc.: swr03

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Great Room



Great Room



Kitchen



Kitchen



Master Bedroom



Master Bedroom view 2



Master Bath



Master Bath view 2



Bedroom 2

Bathroom 2



**Bathroom 2 view 2**



**Den**



**Den**



**Half Bath**



**Lower Level**



**Lower Level**



**Lower Level Bath**



**Great Room**



**Great Room**



**Balcony**



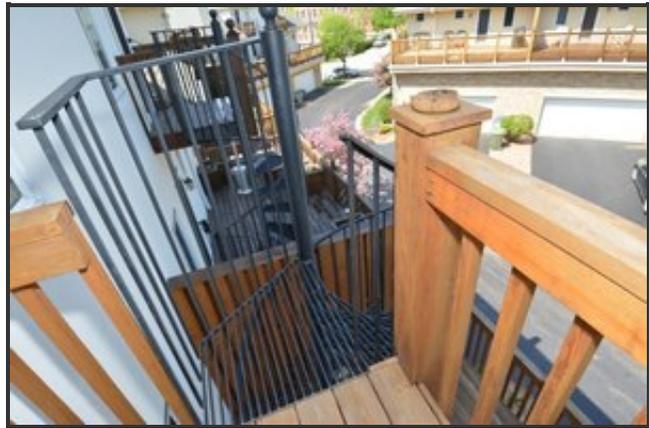
**View from Balcony**



**Staircase**



**Exterior**



**View**



**View**





