



**BELIEVE IN AUCTIONS, LLC**

*Adding value to property & real estate marketing.*



**Multi-level home design. 1600 sq. ft. 2.2 acres**

**Rooms: 8                      Bedrooms: 3                      Bathrooms: 1.5**

*Type:* Single family                      *Cooling:* None  
*Style:* Multi-level                      *Foundation:* Block/slab  
*Exterior:* Brick/aluminum                      *Roof:* Asphalt shingles, new 2007  
*Year built:* About 1960                      *Water/Waste:* Well/septic system  
*Garage:* 2-car, concrete                      *(see inspection report on website)*  
*Basement:* Partial                      *Taxes:* \$3,213.81  
*Heating:* Radiant/hot water.                      *Tax year:* 2008  
 Boiler is non-functional. We have acquired a professional bid for replacement.  
 Contact us for additional information.                      *Lot size:* 2.2 acres (approx)  
*Electric:* Circuit breakers                      *Square footage:* 1600 sq. ft. (approx)

<b>Room Features</b>			
<b>LEVEL</b>	<b>ROOM</b>	<b>SIZE-approx</b>	<b>FLOOR</b>
Level 1	Dining room	10'7" x 9'5"	Hardwood
Level 1	Living room	14'3 x 12'8"	Hardwood
Level 1	Kitchen	10'8" x 10'3"	Hardwood
Level 2	Bathroom full	7'10" x 4'9"	Ceramic
Level 2	Bedroom 1	13'6" x 10'4"	Hardwood
Level 2	Bedroom 2	9'9" x 8'11"	Hardwood
Level 2	Bedroom 3	13'1" x 9'8"	Hardwood
Main	Family room	16'10" x 13'4"	Tile
Main	Office	10'4" x 9'8"	Tile
Main	Bathroom 1/2	4'9" x 4'3"	Tile
Garage	2 car	20'5" x 19'11"	Cement

**Attention Realtors:**  
**3% co-broke commission possible.**  
**See website for terms and conditions.**

**Address:**  
**W245N5111 Swan Road**  
**Pewaukee, WI 53072**

**County: Waukesha**

**Auction: September 19, 2009**  
**Check website for open house dates**

10:00 am Open for inspection/registration  
 11:00 am Home auction sale

*Single family home is built on a 2.2 acre (approx) country lot with many mature trees. Living room with fireplace plus large family room. Quiet, secluded setting on a scenic road. See website for photos and more information.*

*Sold as is, where is.*  
*School district: Pewaukee*

**Contact:**  
**Believe In Auctions, LLC**  
**P.O. Box 477, Merton, WI 53056**  
**(262) 538-1600**  
*email: info@believeinauctions.com*  
*website: www.believeinauctions.com*

**See website for all terms, conditions and bidder requirements.**  
**www.believeinauctions.com**