



**Shadwell**  
City of Franklin

**Price Range: \$79,900 - \$109,900**

<p><b>Lot Size Range</b> 16,032 sq ft to 28,988 sq ft (1/3 - 1/2 acre)</p> <p><b>Minimum Sq Ft</b> 1600 ranch 1900 two-story; 1050 1st floor</p> <p><b>Exterior Materials</b> Masonry encouraged Vinyl allowed No aluminum or metal</p> <p><b>Garage</b> Attached, side load preferred</p> <p><b>Roof Pitch</b> 10/12 ranch, 8/12 two-story</p> <p><b>Building Setbacks</b> 40ft front, 10ft side &amp; 30ft rear</p> <p><b>Outbuildings</b> One matching outbuilding, inclusive of roof pitch, trim, exterior materials &amp; windows.</p> <p><b>Fence</b> Decorative/landscape only</p> <p><b>Pool</b> In ground only</p>	<p><b>Municipality</b> City of Franklin</p> <p><b>County</b> Milwaukee</p> <p><b>Zip Code</b> 53132</p> <p><b>Tax Mill Rate</b> \$22.58 per \$1,000</p> <p><b>Assessment Ratio</b> 97.10% (Tax information subject to variation)</p>
<p><b>High School</b> Franklin High School</p> <p><b>Middle School</b> Forest Park Middle School</p> <p><b>Elementary School</b> Country Dale School St. Martin-Tours School</p>	<p><b>Exposure</b> Full &amp; partial available</p> <p><b>Municipal Water</b> Yes</p> <p><b>Municipal Sewer</b> Yes</p> <p><b>Paved Road</b> Yes</p> <p><b>Curb &amp; Gutter</b> Yes</p> <p><b>Sidewalk</b> No</p> <p><b>Electric Power</b> Yes</p> <p><b>Natural Gas</b> Yes</p> <p><b>Telephone Line</b> Yes</p> <p><b>Cable Available</b> Yes</p> <p><b>Plat of Survey</b> Yes</p> <p><b>Architectural Control Committee</b> Yes</p> <p><b>Association Fee</b> \$250 per year (approximate)</p> <p><b>Mailbox/Newspaper</b> \$900</p> <p><b>Lamppost</b> \$800</p>

**Contact:** Scott Simon (262) 792-8921 or [scott@simongroup.net](mailto:scott@simongroup.net)

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**Directions:** From I-43, exit Hwy.100 south to Forest Home Avenue. Turn right and head southwest approximately 3 miles. Shadwell is on the east side of Forest Home Avenue off of West Jefferson Terrace.

**Note:** Simon Group reserves the right to modify or change information without notice.