

Status: Active, A/O, Pending, Sold, Expired
 (once you accept an Offer – this will be market
 with a yellow **(C)** (contingent)

MLS #: The higher the
 number, the newer the
 listing

Address: 850 Larkspur DR Brookfield, WI 53045-5900 County: Waukesha MLS #: 1181094



Property Type: Single-Family
Status: Active
Tax Key: BKFT1122032
Zoning: RES
List Price: \$399,000
Taxes: \$5,317
Tax Year: 2010

Bedrooms: 3
Baths: 3 / 1
Garage Spaces: 2
Garage Type: Attached
Rooms: 9
Sq. Ft.: 2,300
Year Built: 1994
Lot Size: .5Acres

Flood Plain: No
Conforming Use: Yes
Occ. Permit Required: N
Days On Market: 152

Directions: Bluemound Rd. west to Barker Rd., Barker Rd. north to Larkspur; East on Larkspur to property
Coordinates: 8N 202W

School District: Waukesha	Name	Dim	L	C	W	Name	Dim	L	C	W
High School: North	Master Bedroom	14 x 16	U	Yes	Yes	Dining Room	11 x 15	M		
Middle School: Horning	Bedroom 2	12 x 16	U	Yes		Family Room	14 x 19	M		Yes
Elem. School: Hillcrest	Bedroom 3	11 x 12	U	Yes	Yes	Kitchen	12 x 13	M		Yes
Subdivision: Meadow of Poplar Creek						Living/Great Room	14 x 24	M		
Subd. Dues/Yr.: \$30						Rec Room	x	L	Yes	
Body of Water: Pond										

Type: Waterfrontage on Lot; Subdivision; View of Water	Documents: Seller Condition; LeadPaint Disclosure; Other
Water Front/Access: Pond	Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener
# of Acres: 1/2 less than 1	Misc. Exterior: Sidewalk; Patio; Deck
Style: 2 Story	Misc. Interior: Natural Fireplace; 220 Volts; Circuit Breakers; Built-in Bookcase; Walk-in Closet; Smoke Detector; Pantry; Cable TV Available; Skylight; Cathedral Ceiling; Elec. Appl. Hook-up
Architecture: Cape Cod	Water/Waste: Municipal Water; Municipal Sewer
Garage/Parking: Parking Space; Electric Door Opener; Driveway Entrance	Municipality: Town
Outbuildings: None	Other Rooms: Living Room; Formal Dining Room; Dinette; Utility Room-Main; Laundry Facility; Florida/Sun Room
Exterior: Wood; Partial-Stone	Estimated Age: 11-20 Years; Not Verified
Roofing: Composition	Est. Sq. Footage: 2001-2500; Not Verified
Basement: Full; Block; Full Bath; Shower	Occupancy: Immediate
Heating/Cooling: Natural Gas; Central Air	
H/C Type: Forced Air	
Bath Description: Off MBR; Shower Stall; Whirlpool; Vanity;	

Remarks: This is the description of on Main; Full on Lower; Full the home. 800 Character Maximum

Details: Taken from the details sheet completed during step 3.

Remarks: This charming three bedroom, 3.5 bath Cape cod home ov These are pre-set fields & cannot be manually described floors, a window seat, stone fireplace, and built-in bookshelves complete the living room. French doors in the master open to overlook the living room below. Six panel oak doors, Kohler fixtures, and Pella windows are just a few of the high-quality touches that make this an exquisite dwelling. Open Sunday, May 15 from 1:30-3:00 PM
Private Remarks: Limited Service listing. **ATTN: Seller has hired outside attorney for representation. Please see limited service disclosure attached under documents before submitting an offer. Copies of all offers must be submitted to Buyers Vantage via fax # 262-781-9579.**

Showing Instructions: This is the ONLY location where your info. is posted. This will not transfer to public websites.

Showing Information: Limited Service Listing. Contact seller @ 262-827-8982 or 262-719-1773

Sub Agent Comm.: 2.4	Excl. Agency Contract: N	Broker Owned: N	Listing Date: 01/13/2011
Buyer Agent Comm.: 2.4	Var. Comm.: N	Owner:	Expiration Date: 07/13/2011
Limited/Unserviced: Yes	Named Prospects: N	Bonus to Broker:	

Commission: BA & SA commission are the same. This verbiage ONLY specifies the type of agency relationship . You are not paying this twice.

Limited Service: Identifies to agents/brokerages that they must communicate to a seller DIRECTLY. This may affect your listing appearing on privately owned web sites.