



Property Type: Vacant Land	List Price: \$259,000
Status: Active	Taxes: \$1,009.23
Tax Key: BRC1070054	Tax Year: 2016
County: Waukesha	Est. Acreage: 1.03
1 Story SqFt Min: 1,400	Flood Plain: No
2 Story 1st Flr SqFt: 1,400	Occ. Permit Required: N
2 Story SqFt Min: 1,600	Zoning: Single family
School District: Elmbrook	Subdivision:
High School: Brookfield East	Subd. Dues/Yr.: \$
Middle School: Pilgrim Park	Body of Water:
Elem. School: Burleigh Elementary	Days On Market: 50

Directions: Capitol Dr. to Calhoun Rd, Calhoun Road South to Burleigh Rd, Burleigh Rd. West to 18525 W. Burleigh Rd. lot located on South side of Burleigh. Located between Brookfield Rd & Calhoun Rd off Burleigh.

Topography:	Level; Sloped; Wooded		
Location:	City	Buildings Included:	None
Present Use:	Residential	Miscellaneous:	Other
Utilities Available:	Electric; Underground Electric; Gas; Telephone; Cable TV	Development Status:	Site Plan Recorded
Conveyance Options:	Sell in Entirety	Water/Waste Available:	Water Municipal; Water Lateral to Lot; Sewer; Sewer Lateral to Lot
Road Frontage:	Paved Road; Service-City/Village	Water/Waste Required:	Water Municipal; Water Lateral to Lot; Sewer; Sewer Lateral to Lot
Zoning:	Residential - Single; Multi Units	Occupancy:	Immediate
Municipality:	City		
Documents:	Tax Bill; Survey; Prior Title Policy; Zoning; Topographic Maps; Subd. Plot or CSM; Legal Description; Seller Condition		

Remarks: Gorgeous, private, ONE ACRE City of Brookfield estate lot with Southern facing rear exposure & partial to full walk out basement potential. Picturesque quarter mile (400 foot) long driveway approach allows home to be set back from Burleigh Rd for seclusion & privacy. Elevated level building site with perfectly placed towering mature hardwoods. Walking distance to Brookfield Academy and downtown Brookfield restaurants. New home may be up to 110 feet wide by up to 129 feet deep. See documents for topographical survey of lot & additional info. City sewer & water. No subdivision deed restrictions.

Listing Office: Realty Executives - Integrity: exec05

LO License #: 835638-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2017 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Sandra M Doyle on Thursday, April 27, 2017 1:46 PM.

One acre private lot



Level Building Site



Driveway approach facing North



Private one acre lot in Brookfield



Private one acre lot in Brookfield



Rear of lot facing South



Driveway approach at front of lot



Wiking distance to BA



Private one acre lot in Brookfield

