



The Cudahy

777 NORTH PROSPECT AVE. NP3, NT3

MILWAUKEE, WI 53202



4 BEDROOMS | 3.5 BATHS

4,461 sq. ft

kw
KELLERWILLIAMS®



MAGGIE DRANE

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REAL ESTATE



The Cudahy

Total Bedrooms: 4 +

Total Baths: 3.5

Total Square Ft: 4,461

Parking: 2 Garage|1 Surface (leased)

Condo Fee/Mo: \$3,581



Historic elegance and modern luxury define this exceptionally renovated double residence at The Cudahy, a crown jewel of Milwaukee's lakefront. The gracious 3,213 sq ft primary residence is complemented by an adjoining 1,248 sq ft guest suite with separate entrance, ideal for extended family, guests or discreet live in support. Private entrances to both residences and sunlit east facing views of Lake Michigan, the Calatrava and War Memorial create a refined sense of arrival. Distinguished moldings, multiple fireplaces, custom millwork and superior finishes enrich light filled interiors throughout. Elevated entertaining and effortless living in one of Milwaukee's most iconic architectural settings.



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PROPERTY INFORMATION

RESERVE FUNDING & CAPITAL PROJECTS

The property consists of two condominium units, each with its own HOA fee and property tax bill.

Monthly HOA Fees (2025)

North Terrace (Unit 301): \$2,046 per month

North Park (Unit 307): \$1,535

(\$3,581 total)

HOA fees are charged monthly and include building operations, staffing, security, water, common utilities, and long-term capital planning.

The HOA has implemented disciplined financial practices, including:

- Regular reserve studies updated every five years
- Long-range capital planning
- Transparent budgeting and reporting

For the 2026 budget, the HOA is contributing over \$200,000 annually to the Reserve Fund, reflecting a strong commitment to long-term building integrity.

RESERVE FUNDING & CAPITAL PROJECTS

The building is on solid financial footing, with significant capital investments already completed and fully paid for by current owners.

Notably:

- Cornice and parapet repair and replacement completed at a cost of over \$3.0 million, fully funded by owners
- No deferred maintenance backlog
- No pending or anticipated special assessments related to known projects
- In the past five years alone, the HOA has completed:
 - 1. Renovated mail room and on-site management office
 - 2. Fully updated fitness room with new equipment
 - 3. Renovated library
 - 4. Updated front entrance and common areas
 - 5. Ongoing infrastructure improvements throughout the building

TAX INFORMATION (2025)

Unit 301: \$20,307

Unit 307: \$8,648



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PROPERTY INFORMATION

UTILITIES & OPERATING COSTS

The only separately billed utility is electricity, which covers both heating and air conditioning via electric heat pumps.

Average 2025 monthly electric cost:

North Terrace (Unit 301): \$220

North Park (Unit 307): \$66

(~\$286 total)

Additional utilities:

- Water: included in HOA fees (no separate water bill)

Gas: \$10 per month (covers the gas oven and range in Unit 301)

PARKING

2 Garage Spaces

1 Outdoor Parking Space - this is leased separately: \$140

(Parking lot is owned by a neighboring law firm who handle leasing the spaces)

SECURITY

The condominium building maintains its own independent security operations, including:

A professional security guard on duty from 6:00 PM–7:00 AM Monday through Friday

24/7 security coverage on weekends

A state-of-the-art electronic access and ButterflyMX system at all building entrances

On-site operations include:

An on-site management office open weekdays 8:30 AM–4:00 PM

Full-time maintenance staff

Professional cleaning services Monday–Friday



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CAPITAL IMPROVEMENTS & ENHANCEMENTS

The current owners purchased both units in May 2020 for \$1.3 million. Since acquisition, they have made substantial investments, including: complete, top-to-bottom renovation of both units:

Approximate renovation cost: \$600,000

Replacement of 23 double-hung windows across both units (Approximate cost: \$90,000)

Custom built-in bookcase in the primary bedroom (approximate cost: \$20,000)

Replacement of one of the two heat pumps in Unit 307

These investments reflect a broader trend in the building, where many owners have made significant upgrades to their residences.

UPDATES

North Tier 3 Front/East Facing Main Unit:

3rd Floor Unit

3 bedroom | 2 full bath

Entry Foyer: Original black marble floor. Replaced all door hardware with Baldwin sets. Replaced sconces with Brass Light Gallery Fixtures. Replaced Window at the end of hallway with an antique leaded glass cottage window from the Ferris Home in Kenosha. All walls and trim were painted. Alabaster ceiling pendants custom built Brass Light Gallery

Dining Room: All Walls and trim painted. Chandelier: Visual Comfort. New recessed lights. Roman Shades

Living Room: All walls and trim painted. One side window in the bay was replaced. Fireplace: new slate tile surround and custom iron/glass door. Converted to electric with remote. Custom Roman Shades Alabaster 30" pendant lights(2) custom built Brass Light Gallery Recessed lights

Reading Alcove: Bookshelves repainted. Visual Comfort lanterns. Custom Roman Shade.

Library: All walls and trim painted. Hanging lanterns: Visual Comfort. Fireplace: New slate tile surround. Electric fireplace wall switch installed. Roman Shades. New parquet floor with subfloor. Wet Bar with hammered stainless sink. Custom glass with zinc mullions in bar cabinet. Black marble and backsplash. Custom cabinet with roll out shelves and trash. New recessed lighting. New large screen flatscreen tv and soundbar installed over fireplace.



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CAPITAL IMPROVEMENTS & ENHANCEMENTS

Kitchen: All walls and trim painted and wallpapered (Serena and Lily). Custom cabinets and glass inserts with zinc mullions. Vermont marble countertops. Venta Hood~ high intensity vent over range. Wolf 36" gas range with griddle. Miele dishwasher. Wolf Speed oven. Subzero refrigerator/freezer drawers. Visual Comfort lighting and new recessed lights. New painted wood blinds.

Wine closet: Wallpapered. Visual Comfort light fixture. Large Subzero wine refrigerator. New tile floor.

Laundry: Miele washer/dryer Ventless. Vent also added just in case (although not necessary). New tile floor. Visual comfort light. Paint walls/trim

Hall/Guest Full Bath: Walk-in Shower/ Grohe and Kohler fixtures. Kohler toilet and sink. Brass light sconces. Marble tile floor. Tiled wainscoting.

Guest Room: Paint walls and trim. New painted wood blinds on windows. Closets (2 double door) completely rebuilt with shelving and hanging rods (Closet Concepts) New ceiling fan with remote.

Front Hall Closet: Completely rebuilt. Added electric outlet for vacuum and custom shelving and rods.

Primary Bedroom: Fireplace completely rebuilt- new tile surround, converted to electric with wall switch. Rebuilt mantel. Custom Bookcases and Liging. Wall sconces Visual Comfort. New recessed lighting (Wall mirror not included). New painted wood blinds. Closets (2 double) completely rebuilt with custom shelving and hanging rods. Ceiling light Visual comfort. New Flat screen TV installed. New fan.

Primary Bath: All custom cabinetry. Kohler fixtures, sink, faucets, Grohe mechanics in shower. Porcelain tile floor, tiled walls and shower. Tiled wainscoting. Custom linen cabinet and shelving. Visual comfort lanterns. Brass Light Gallery sconces. New painted blinds on windows.

Walk in Closet: Existing marble floor. Closet completely rebuilt with custom shelves and hanging rod as well as built-in chest of drawers. Light fixtures Visual Comfort. Electric box updated and improved (Vector Electric)

Bedroom 3/Office/Den: Painted walls and trim. New ceiling fan. New recessed lighting. Walk-in closet was completely rebuilt and painted with a parquet floor.



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CAPITAL IMPROVEMENTS & ENHANCEMENTS

North Park 3 Annex Unit (we call the Cottage)

3rd Floor Annex Unit with views of the common greenspace pet friendly park

1 bedroom + Den | 1 full bath | 1 half bath

Kitchen: Custom cabinets. Vermont marble countertops. Stainless farm sink. Kohler faucet. GE Induction cooktop and built in oven. (36"). Maytag refrigerator/freezer/icemaker and water. Bosch dishwasher. New painted wood blinds. Visual comfort pendant lights. New tile floor. Tongue and groove custom beadboard wainscoting

Living Room: Fireplace converted to electric with remote. All walls and trim were painted. New painted wood blinds. Visual Comfort ceiling fixture. New recessed lighting.

Front Foyer: Hygee and West Wallpaper. Closet existing (was rebuilt in 2010). Parquet flooring existing. Visual Comfort ceiling fixture.

Dining: Visual Comfort ceiling fixture. New "cottage windows" were added to bring light into space from the kitchen. All walls and trim were painted.

Hall closet: existing shelving, new lighting, great storage

Laundry: LG washer and dryer~large stacked

Annex Bedroom 1: New painted wood blinds. Parquet floor. Walls and trim were painted. Existing ceiling fan. Center Bay window replaced.

Annex Den: New painted wood blinds. Parquet floor. Walls and trim were painted. Existing ceiling fan.

Annex Full Bath: All new fixtures. Kohler memoirs tub with shower over tub. Tiled wainscoting on walls. Custom cabinet and marble top vanity. Porcelain tile floor. Visual comfort sconce. recessed lights.

Powder Room: New tile floor. Hygee and West Wallpaper. Painted trim. New pedestal sink, toilet, fixtures. Visual comfort sconces. Tiled wainscoting

Hallway Massive storage closet: Double doors with very large shelving to store suitcases, bedding, holiday decor.



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CAPITAL IMPROVEMENTS & ENHANCEMENTS

Bedroom 2 Walk in Closet: Very large walk-in closet with parquet floor. existing shelves. All trim and walls were repainted.

Hallway Outside the Units: The entire 3rd floor was repainted last year: trim and walls. We own the hallway up to the common area lobby on our floor. Artwork is ours as is bench. (Each floor does their own decor and personal hallway areas up to homeowner)

Storage rooms: We have 2 storage rooms with ample room for storing things on shelves. There is some floor space. Each is about 4x6 and 8 feet high

A 10 (needs key to get in to storage area)

E (no key for area)

Same key works on the padlocks

Parking: 60 & 61 in garage and surface spot #2 outside (we pay \$140 per month to lease that outdoor space). Plenty of space inside next to our cars for bicycles & a small grocery/hauling cart

Trash: Each hall has its own trash chute room just south of the passenger elevator

Elevators: 2 on each floor. The south elevator is also for freight and luggage carts.

Exterior Windows: Washed each spring.

Heat/AC: Heating and cooling is supplied by a Heat Pump. On average \$150 combined both units per month. Smart Ecobee thermostats throughout both units.

Gas: The only gas required is for the gas range appliance at \$10 per month

EERO: our internet system a daisy chain throughout both units

HOA & Security: The association has engaged in private security from 7pm-7am monday-friday and all day/night on the weekends. All residents use a fob for the entrances to the front door on the Prospect, garage, loading dock, park and hallway to Bacchus. common library room/kitchen (2nd floor). One fob works for all. New package/mail room and refresh of parking level lobby about to begin. Both elevators have been completely replaced in the last 2 years. No assessments for the refresh. It is built into the HOA. A new gas grill was installed in the Park for common use.



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FLOORPLAN

NORTH PARK (ANNEX) UNIT:

BEDROOMS: 1

BATHROOMS: 1.5

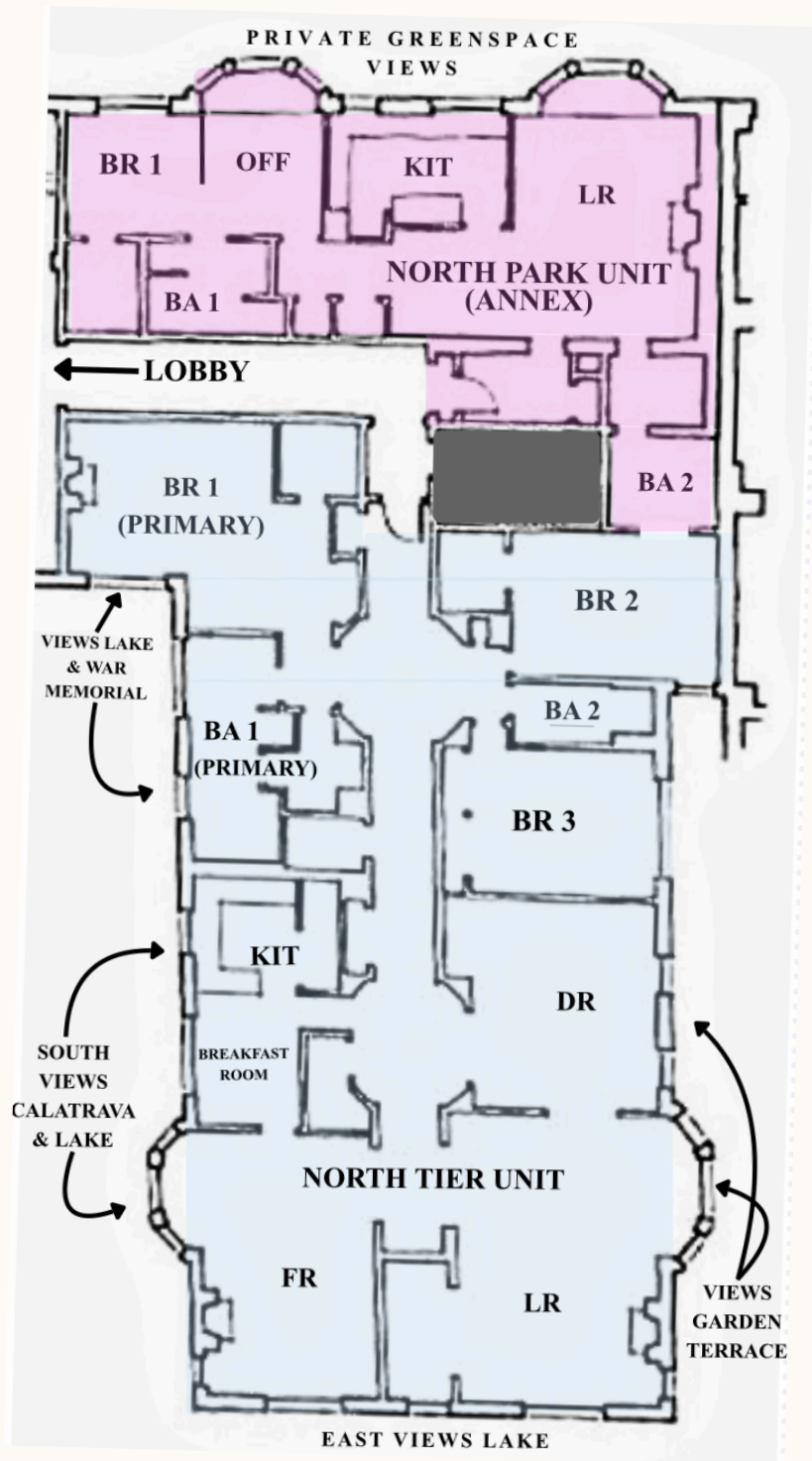
SQUARE FOOTAGE: 1,248

NORTH TIER UNIT:

BEDROOMS: 3

BATHROOMS: 2

SQUARE FOOTAGE: 3,213



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HISTORY OF THE CUDAHY



The Cudahy condominium building, together with the adjacent Cudahy Tower Apartments, was originally developed by Patrick Cudahy of the renowned meatpacking family. Constructed in 1907 and designed by the prominent Milwaukee architectural firm Ferry & Clas, the building reflects the firm's classical sensibility and commitment to enduring materials and craftsmanship. Its masonry structure is distinguished by a striking white façade enriched with glazed terra cotta ornamentation and finely detailed classical carvings—architectural elements reminiscent of other notable Milwaukee landmarks of the era, including the Central Library and the Pabst Mansion. These ornate, sculptural details and substantial construction exemplify the elegance and permanence associated with early 20th-century luxury apartment houses.

In the 1980s, Michael Cudahy acquired both the 1907 building and the neighboring 1927 Cudahy Tower Apartments and undertook a thoughtful redevelopment. The Cudahy was converted into 44 private residential condominium residences and one commercial unit, while the northern tower remained apartments. Michael Cudahy oversaw management of both properties for many years, later transitioning day-to-day operations to his daughter, Julie Cudahy.

In 2021, the condominium association engaged Founders3 as its professional management firm, bringing enhanced financial oversight, coordinated maintenance planning, long-term reserve management, and updated security operations. Following Michael Cudahy's passing in 2022, the Cudahy family sold the apartment building to Shoreline Real Estate, a respected Milwaukee-based firm experienced in managing East Side vintage properties.

Today, The Cudahy condominium and the Cudahy Tower Apartments operate as entirely separate entities, each with independent legal governance, finances, reserve studies, repair schedules, management, and security. The only shared elements between the two properties are a common structural wall and the underground parking facility.



The Cudahy

CONTACT MAGGIE DRANE FOR ADDITIONAL LISTING
INFORMATION & TO SCHEDULE A SHOWING!



ALL INFORMATION PROVIDED BY SELLER. BUYERS ARE
ENCOURAGED TO DO THEIR DUE DILIGENCE.



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