

Additional Information 1120 South Van Buren

Porch/Entrance/Vestibule

Mailbox slot
Doorbell
Hanging light fixture outside on porch
Thick wood front door w/_sidelight

Vestibule

- Red tile flooring,
- Thick wood door
- Beveled glass side window
- Light fixture
- Oak bench with 2 drawers
- Neutral paint
- Radiator
- Opens to Foyer

Central Area/Foyer

Original maple hardwood flooring
Neutral paint
Painted crown molding
10 inch painted baseboards
Ceiling light fixture
Open half-turn wood staircase to upper level (painted and quarter sawn oak)
Guest coat closet (painted) with full mirror on inside of door
Open to Family Room to left, Sitting Room to right

Sitting Room

Original maple hardwood flooring
Neutral paint
Painted crown molding
10 inch painted baseboards
2 leaded/stained glass windows (east)
3 leaded/stained glass windows (north)
Built in painted bookshelves
Painted radiator w/bench
Open to Foyer

Family Room

Original maple hardwood floors
Neutral paint
Painted crown molding
10 inch painted baseboards
5 windows facing front (east)
Wood burning fireplace with 11" deep painted mantle/painted brick surround/ceramic hearth
Fireplace was lined in 2008/new chimney 2009 (roofline up)/great draw/no smoke
Painted radiator w/bench
Open to Music Room and Dining Room

Music Room

Original maple hardwood flooring
Paneled/beamed walls and ceilings (original curly birch)
Ceiling light fixture (oil-rubbed bronze/period appropriate)
4 east windows, 8 south windows, 2 west windows (window coverings stay)
Glass/wood door with shade and storm door leads to back driveway area (west)
Painted radiator
Open to Family Room

Dining Room

Original maple hardwood flooring
Painted walls w/white painted paneled wainscoting below
Painted crown molding
10 inch painted baseboards
Ceiling light fixture
2 windows facing south, 2 windows facing west (back)
Window coverings will stay
Painted radiator w/bench
Open to Family Room and Kitchen

Kitchen

Completely renovated in 2008
(DELEERS)
Room taken back to the studs,
insulation added, engineered LVL added
Custom molding and millwork to match
existing
Slate flooring (dark gray) w/in-floor
radiant heat
Neutral paint
Painted crown molding
10 inch painted baseboards
Black granite countertops
ANN SACKS subway tile backsplash
(white)
Ceiling fan/light plus 3 ceiling fixtures,
pendant lights over sink and butcher
block
White painted cabinetry/patterned
glass uppers (all drawers are soft close)
3 windows facing north above sink, 4th
window (east)-PELLA
Butcher block island (maple) with
storage/cabinetry/electrical
WOLF gas oven/range/6 burners
Stainless steel pot filler above cooktop
ZEPHYR stainless hood w/ light and fan
SUB-ZERO cabinet front refrigerator
Separate SUB-ZERO cabinet front
freezer drawers
MIELE dishwasher
Deep farmhouse double wide porcelain
sink (SHAW'S) /silver gooseneck faucet
Heavy pull-out silver sprayer
INSINKERATOR garbage disposal
Sliding storage drawers
Pullout garbage/recycling
WHITE RODGERS thermostat
Open to Dining Room, Back Hall to 4
Seasons Room

Walk-in pantry (within kitchen)

- Dark gray slate flooring (kitchen)
- Ceiling light fixture
- Neutral paint
- MIELE microwave/convection oven
- VIKING beverage refrigerator
- Pot racks
- Built-in shelving w/pullouts

Desk area

- Desk with black granite top
- Window facing west
- Wood bench made from original solid
redwood banquette
Drawers underneath bench are hanging
file compatible
- Cabinetry (soft close)

Half Bath

Completely renovated in 2007
All new plumbing and electrical
New drywall and insulation
Marble basket weave tile flooring
(Majestic)
10 inch painted baseboards
1 window facing side of house (north)
Ceiling light fixture
KOHLER pedestal sink/sconce above
Silver swivel mirror above sink
Built in storage cabinet-3 storage
drawers in wall
KOHLER toilet/fixtures
NUTONE fan
Painted wall radiator

4 Season Room/Sunroom

Added in 2009-GRYBOSKI BUILDERS
New foundation underneath (Vintage
BARR brick sourced to match existing
foundation brick)
Craft Room below (see lower level)

4 Season Room/Sunroom (con't)

Maple hardwood flooring w/in floor radiant heat
Custom molding and millwork to match existing (10 in baseboards, painted crown molding
Painted bead board ceiling
MARVIN windows-wall of windows to north, south and east-overlooks backyard
One interior window looks into hallway/kitchen
White ceiling fan/light fixture plus two additional ceiling light fixtures

New Back Entry/Stairway

Remodeled/renovated by DELEERS in 2008-when kitchen was done
Slate floor w/in floor radiant heat at back entry
Built in wood storage cabinets
Under counter bins for recycling/dog food

Upper Level

Master Bedroom

Original maple hardwood flooring
Neutral paint
Painted crown molding
10 inch painted baseboards
Ceiling fan/light fixture
Windows (3 south) and windows (6 East) w/ pull down shades and drapes
2 Walk-in closets (one with full length mirror on door)
Painted radiator
White pocket door to Master Bath

Master Bath

Laminate flooring
Neutral paint
2 Windows back (west)/2 south

Master Bath (con't)

Overhead lighting /2 wall sconces
KOHLER Pedestal sink
Oval mirrored medicine cabinet
Tub w/shower head
Light/fan above shower
Soaker/Jacuzzi tub
Built-in storage alcove

Bedroom #2

Original maple hardwood flooring
Neutral paint
Painted crown molding
10 inch painted baseboards
Ceiling light fixture
3 windows w/shades (1 north, 2 east)
One east window is leaded/stained
4 painted built in armoires
Built in white painted desk/lighting above/1 window above
Painted wall bookrack
Painted radiator

Bedroom #3

Original maple hardwood flooring
Neutral paint
Painted crown molding
10 -inch baseboards
Crystal ceiling chandelier
2 walk-in closets
1 window facing west/2 windows (south)-all with shades/ curtains
Additional window facing west
Painted built-in inset bookshelf
Painted wall bookrack
Painted radiator

Full Bath

Renovated in 2011 w/ new tile and fixtures-GRYBOSKI BUILDERS
Room was taken back to the studs and has new plumbing, electric and insulation

Full Bath (con't)

White geometric tile flooring
Neutral paint/bead board wainscoting below ledge
Built-in storage cabinet
Window (west) w/frosted glass
1 deep, large sink with 2 gooseneck silver faucets/ attached soap dish
Large framed mirror (white) above sink w/sconce lighting
Claw-foot tub/2 detachable shower heads (upper and lower)
Shower curtain rail above tub
Tub has recessed light above
Exhaust fan
Painted radiator

Bath

Includes a shower and a sink only
Small square neutral tile flooring
Tiled/neutral paint walls
Built-in mirrored medicine cabinet
Lighting above single sink
Walk-in tiled shower/fan and light
Doorway from Central hallway

Bedroom #4

Original maple hardwood flooring
Painted crown molding
10 inch painted baseboard
Ceiling light fixture
1 window facing side (north)
1 window looking into Greenhouse (west)
Painted radiator w/bench
Paneled/wood/glass door to Greenhouse (with storm door)

Laundry Room in closet (stackable)

-Laminate flooring
-Shelves/hooks
-Overhead lighting
-Washer and dryer

Greenhouse

Added in 2009-GRYBOSKI BUILDERS
Green honeycomb pattern tile flooring w/ in-floor electric heat
Overhead lighting
Commercial glass, efficient heating
Ceiling is angled/all glass w/interior sunshade
Floor drain
Hose/water for plants
Potting benches/shelves (wood)
White subway tile
DAYTON heater
Connected to bedroom number 4 and Greenhouse leads to upper level large deck

Wood Deck

Added in 2009-GRYBOSKI BUILDERS
Deck is IPE (Brazilian Walnut/ironwood)-extremely hard and durable wood
Looks into greenhouse/overlooks backyard
Aluminum railing/surround
Metal circular staircase down to side yard below (gate at top)
Large mature trees provide shade

Upstairs Hallway/Landing

Original maple hardwood flooring
Neutral paint
10 inch painted baseboards
Large window facing north
2 ceiling light fixtures
Connects all areas of 2nd level
Door to 3rd level/wood stairway going u
HONEYWELL thermostat

3rd Level

Bunk Room/Bonus Room

Completely renovated in 2011-
GRYBOSKI BUILDERS
Entire 3rd level taken back to
rafters/studs
Sprayed closed cell foam insulation
throughout
R-22 insulation added on top with vapor
barrier
Neutral carpet
Angled ceiling
5 ceiling light fixtures
Stained woodwork/baseboards
2 Windows facing side (south), 2
windows facing north
3 closets
Hot water/radiant heat/entirely new
boiler system added with remodel
HONEYWELL thermostat
Smoke alarm (hard-wired)

Full Bath

Renovated in 2011 with new tile and
code-compliant tub, toilet-GRYBOSKI
BUILDERS
Neutral paint
White geometric tile flooring
2 upper Windows facing back (west)
Single sink
White framed/mirrored medicine
cabinet
Wall sconce
Claw-foot tub w/hand held showerhead
Towel rack

Lower Level

Access from back hall area or front
staircase on main level
Neutral paint/ bead board/light fixture
going down stairs
Side door (plus storm door) to driveway
on landing halfway down stairs

Laundry Room/Locker Room

Remodeled in 2009-DELEERS
ARMSTRONG vinyl flooring
New ceiling/recessed lights
Stairway to back and stairway to front
Neutral paint
Painted baseboards
Wall hooks
Washer and dryer
Double utility sink
2 windows north/1 window west
Built in painted lockers (4) w/storage
below and above
Play nook under front staircase (carpet,
lights)
Carbon monoxide detector
Open to Playroom
Doors to 2 storage/mechanical areas

Playroom

Open to Laundry/Locker Room
ARMSTRONG vinyl flooring
Neutral paint
Painted baseboards
4 ceiling light fixtures
2 upper windows south, 2 upper
windows west

Craft Room

Completely new in 2009 –GRYBOSKI
BUILDERS-see 4 Seasons room
Electric baseboard heating
Sump pump installed for code
compliance

Craft Room (con't)

Painted cement flooring
Neutral paint
3 ceiling light fixtures
2 closets
2 upper windows-south
Cabinets and counter not built-in, will not stay
Door to 6x6 sewing room
Wall controlled electric baseboard heating
Fire door to side/cellar doors

Garage (3 car)

New structure-GRYBOSKI BUILDERS-2009
1000 sq ft.-largest allowed by code
Cedar siding to match existing house
Fully insulated and dry walled
3 Doors/3 ACCESS MASTER openers
Overhead lighting
Exterior lighting front and side (pergola)
2 windows
3 floor drains
Indoor hose hookup
Gas heat (line for garage heat and pergola grill)-thermostat
Electrical box
Invisible fence control (see mechanicals)
Door to back play area/door to attached side patio/pergola
Additional parking pad for 2-3 cars
2nd floor loft/studio space
-Currently unfinished but code - compliant for living space
-Roughed in plumbing /electrical
-2nd floor has 10 windows/overhead lighting
-Door to loft from pergola/patio area

Mechanicals

Radiators (forced hot water boiler)
Gas water heater 2008
New boiler 2008
CARRIER AC w/high efficiency silencer
Smoke alarms (hard-wired)
Carbon monoxide detectors
IRRITROL Kwik dial sprinkler system (front lawn)-2009
Invisible fence (2007)

Miscellaneous

*Built by Enos and Martha Colburn- prominent local lumber mill owner and whom Colburn Park is named after
*Henry Selmer /Selmer Brothers- original builder/architect
Historic Downtown Green Bay Home
Home built in 1917
Easy 5 minute walking access to Fox River Trail
Exterior is all wood/brick
Double lot
Horizontal wood trellis (original) on south side of home
Extensive landscaping w/stone walkways (front and side), stone borders, koi pond, pergola
2nd level wood deck/metal spiral staircase from side yard to upper deck
Shade trees/fruited cherry trees
Cedar fence
Cellar doors from side yard to basement
2 sets of stairs to upper/lower levels

Window coverings stay
Corner cabinet in dining room negotiable
Butcher block stays

*Average monthly Gas/Electric bills last 12 months per WPS:
Gas \$139/ \$227Electric

Updates

Also see **Garage, Lower Level, Mechanicals, 1st level sunroom and bath, 2nd level bath, and 3rd level**

2007

Wood floors refinished throughout (2007)

New cedar fence by WHIRLWIND FENCE

2008-

Electrical panel upgraded to 200 amp
All knob and tube removed from the house

All outlets replaced and properly grounded

All light fixtures upgraded to period appropriate lighting (REJUVENATION-OREGON)

All junction boxes and light fixture boxes installed to code throughout

New PEX tubing for plumbing

Basement updated:

New ultra efficient boiler and hot water heater

ARMSTRONG Vinyl Flooring

New ceiling/mudroom lockers

2009

New concrete driveway/pad/apron

Existing water feature reconfigured to a Koi pond

Raised garden/planting beds

New roof and chimney

All roofing and dormer cedar shakes replaced and painted by GRYBOSKI

New chimney from roofline up

Per owner:

All main floor light fixtures/drawer pulls/hinges/knobs/door stops/light switches/window latches are from a company called Rejuvenation, a specialty company. The company is based in Portland, Oregon and specializes in period reproduction hardware and lighting.

Every interior and exterior surface aside from the two lower level coal rooms and master bath have been painted and/or improved.

All asbestos insulation throughout has been completely removed/remediated
Insulation on basement hot water pipes is new fiberglass insulation.

Even with the addition of the 4 Season Room, Greenhouse, and heated garage, heating bills have gone down. This is due to the new high efficiency boiler for the house and the new insulation.

Stained glass windows were repaired and reinforced. Three cherry trees were added; they are now mature and every year provide abundant blossoms and fruit.