## Sandra Ranck

## Excellence in Distinctive Real Estate















KELLERWILLIAMS

WXW

INTERNATIONAL

920 265 5033 #noplacelikehome

## 1626 Arapahoe Trail

Beautiful 5 bedroom walk out in high demand Indian Trails on a .711 acre wooded lot overlooking and adjacent to the Indian Trails Conservancy. Smartly designed floor plan combines open concept & private areas seamlessly to provide just the right spaces & places that make a house feel like home. Stunning panoramic nature views will provide endless hours of enjoyment & relaxation. Improvements include a new roof/gutters/gutter guards in 2013, updated mechanicals, new kitchen appliances & a fresh neutral color palette. Add to this the convenience of this location & you have a stellar opportunity to own a very welcoming home in a fantastic setting. BUYER TO HAVE FIRST OPPORTUNITY TO PURCHASE ADJACENT SOUTHWEST LOT.

ADDRESS	LISTING AGENT	PRICE
1626 Arapahoe Trail	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	Village of Hobart	54313

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 Story	5	3 Full/ 1 Half	Approx 4800*	.711 Acres	\$7286.50-'17/HB-1659**

ROOM	SIZE	LEVEL	FLOOR	
Foyer	13x7	Main	HW	
Dining Room	17x13	Main	HW	
Music Room	17x13	Main	HW	
Office	11x14	Main	HW	
Kitchen	26x14	Main	HW	
Family Room	15x24	Main	HW	
Four Seasons Room	23x13	Main	Carpet	
Laundry Room	11x8	Main	Tile	
Bath	Half	Main	HW	
Master Bedroom	13x17	Upper	Carpet	
Master Bathroom	Full	Upper	Tile	
Bedroom 2	13x13	Upper	Carpet	
Bedroom 3	13x10	Upper	Carpet	
Bedroom 4	13x13	Upper	Carpet	
Bath	Full	Upper	Tile	
Family Room	24x15	Lower	Carpet	
Kitchen	16x8	Lower	Tile	
Exercise	12x11	Lower	Tile	
Bedroom 5	14x15	Lower	Carpet	
Bath	Full	Lower	Tile	
Flex Room	10x11	Lower	Carpet	

KITCHEN					
Range	Yes	Refrigerate	or	Yes	
Dishwasher	Yes	Disposal		Yes	
Microwave	Yes	Exhaust Fa	an	Yes	
MECHANICALS		FEATURES			
Heat Type	GFA	Exterior		Brick/Cedar	
Central Air	Yes	Window Tre	eatments	Yes	
Water Softener	Yes	Warranty		No	
Water Heater	Yes/Gas	Inspection		No	
Sump Pump	Yes	Fireplace		Yes-WB/Gas	
Basement	Full Finished	Deck/Patio		Both	
Roof	Asphalt/2013	Water		City	
Flood Plain	No	Sewer		City	
Zoning	Residential	Age		1990	
Utility - Gas Avg:	\$82				
Utility - Electric Avg:	\$120				
3 Stall Attached Garage					
Public Schools					
	Pulasi	ki			
Elementary	Middle School High School				

\* 3292 Upper/Approx 1500 Lower

Information deemed reliable but not guaranteed . \*Not Included: Personal Property of the Seller Please See SandraRanck.com for details and additional photos of this very distinctive home.

<sup>\*\* 2018</sup> taxes will be less based on lot separation