

Sandra Ranck

Excellence in Distinctive Real Estate



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Sandra Ranck
KELLERWILLIAMS.

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2434 Ingold Court

Ashwaubenon/Lambeau Field Area Opportunity

Very hard to find 4 bedroom/2.5 bath home in Ashwaubenon within walking distance of Lambeau Field. One owner home built by Steve Kassner in excellent condition. Open concept/wood burning FP in family room/formal living room or den/1st floor laundry/3 seasons room overlooks gorgeous private partially fenced yard (garden)/all bedrooms on second level/master suite/finished lower level/2++ stall GA/back deck w/ new decking/new concrete driveway & front walkway/covered front porch. Located in a great neighborhood on a no-through street. **STELLAR OPPORTUNITY!**

ADDRESS	LISTING AGENT	PRICE
2434 Ingold Court	Sandra Ranck (920) 265-5033	\$250,000

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

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 story	4	2 Full/1 Half	2618*	.25 acres (80 x 145)	\$4052.50-'17/VA-698-104

ROOM	SIZE	LEVEL	FLOOR
Foyer	5x7	Main	Tile
Living	16x14	Main	Carpet
Kitchen/Dinette	25x11	Main	Hardwood
Family	18x14	Main	Carpet
3 Seasons Room	16x14	Main	Tile
Laundry	5x7	Main	Hardwood
Bath	Half	Main	Hardwood
Master Bedroom	14x14	Upper	Carpet
Master Bathroom	Full	Upper	Vinyl
Bedroom 2	11x13	Upper	Carpet
Bedroom 3	11x13	Upper	Carpet
Bedroom 4	14x14	Upper	Carpet
Bath	Full	Upper	Vinyl
Rec/Family	24x17.5	Lower	Carpet
2 plus stall attached GA			
16x14 Wood Deck			
Brick Patio			

KITCHEN			
Range	Electric	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	No	Exhaust Fan	Yes
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Stone/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	Yes-Own	Warranty	No
Water Heater	Yes (2017)	Inspection	No
Sump Pump	Yes	Fireplace	Wood Burning
Basement	Full	Deck/Patio	Both
Roof	Asphalt-2005	Water	City
Flood Plain	No	Sewer	City
Zoning	Residential	Age	1987
Utility - Gas Avg:	\$35	Builder: Steve Kassner	
Utility - Electric Avg:	\$68		
Public Schools			
Ashwaubenon			
Elementary	Middle School	High School	
Valley View	Parkview	Ashwaubenon	

ADDITIONAL INFO:
*1131 Main, 1067 Upper, 420 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.