

Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway
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KELLERWILLIAMS
Luxury
INTERNATIONAL

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#noplacelikehome

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2537 South Huntington Way

Sophisticated 4 Bedroom farmhouse style home in beautiful Hunter's Run. Designer selected mix of ORGANIC TEXTURE (hickory HW floors, leather honed granite, soft muted quartz, German style glass, wool carpets), CLASSIC ELEMENTS (local Scray's Hill stone, shiplap, metal roofing accent, beautiful lighting) and FANTASTIC FLOOR PLAN (open concept yet still private, amazing kitchen w/ large island & all star walk-in pantry, 1st fl master luxury suite w/ enormous closet & access to laundry room). 2 upper bedrooms w/ jack & jill bath. LL 4th bedroom/egress window/stubbed for bath. Huge almost 4 stall GA. Wonderful opportunity!

ADDRESS	LISTING AGENT	PRICE
2537 South Huntington Way	Sandra Ranck (920) 265-5033	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Suamico	Brown	Village of Suamico	54173

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
1.5 Story	4	2 Full/ 1 Half	3009*	.48 acres	\$891.10-2017/SU-936-157

ROOM	SIZE	LEVEL	FLOOR
Foyer	9x6	Main	HW
Family Room	12x19	Main	HW
Kitchen	14x17	Main	HW
Dining Area	13x17	Main	HW
Sun Room	15x14	Main	HW
Office	8x8	Main	HW
Mud Room	10x6	Main	HW
Laundry Room	11x7	Main	HW
Bath	Half	Main	HW
Master Bedroom	15x14	Main	Wool Carpet
Master Bathroom	Full	Main	Tile
Bedroom 2	13x14	Upper	Wool Carpet
Bedroom 3	13x14	Upper	Wool Carpet
Bath	Full	Upper	Luxury Vinyl
Bedroom 4	11x13	Lower	Wool Carpet

KITCHEN			
Range	Yes- Gas	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	No	Exhaust Fan	Yes- Outside Vent
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Stone/LP Smart Sliding
Central Air	Yes	Window Treatments	No
Water Softener	No	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	Yes-Gas
Basement	Full	Deck/Patio	Patio
Roof	Asphalt	Water	Well
Flood Plain	No	Sewer	City
Zoning	Residential	Age	2018
Utility - Gas Avg:	N/A	3 plus stall attached Garage	
Utility - Electric Avg:	N/A		
\$500 annual HOA		*2816 Upper, 193 Lower	
Public Schools			
Howard-Suamico Schools			
Elementary	Middle School	High School	
Bay Harbor	Bay View	Bay Port	

ADDITIONAL INFO:
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.