

# Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway  
Green Bay, WI 54303

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# Beautiful Bay Refuge

Come home to natural beauty and the restorative power of waterside living every day in this beautiful residence on the Bay of Green Bay. Enjoy a sophisticated coastal interior with fresh neutral tones chosen to enhance and showcase glorious sparkling Bay views and spectacular sunsets. Nature is the feature element in this home and may be experienced from every room as well as the gorgeous grounds. Locally rare Bay elements in combination such as a spacious flat lot, home location set back from the road and water to ensure privacy, sturdy cement sea wall/boat launch/stairs, various outdoor living areas and a comfortable inviting just right home are found here. This offers an engaging, peaceful and relaxing environment where decompression happens naturally.

Living on water is a truly magical and transformative experience...Make it your reality!

ADDRESS	LISTING AGENT	PRICE
3409 Nicolet Drive	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	City of Green Bay	54311

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
1 1/2 Story	4	4.1	*4242	.84 Acres	\$15,737 / 22-57

ROOM	SIZE	LEVEL	FLOOR
Foyer	7x5	Main	Hardwood
Formal Dining	15x13	Main	Hardwood
Great Room	18x17	Main	Carpet
Kitchen	31x14	Main	Hardwood
Laundry	8x10	Main	Tlle
Bath	Full	Main	Tile
Bath	Half	Main	Hardwood
Sun Room	11x14	Main	Tile
Master Bedroom	16x14	Main	Carpet
Master Bath	Full	Main	Tile
Bedroom	14x11	Upper	Carpet
Bath	Full	Upper	Tile
Bedroom	14x11	Upper	Carpet
Bath	Full	Upper	Tile
Office/Flex	20x13	Upper	Carpet
Family Room	29x17	Lower Level	Carpet
Bedroom	13x16	Lower Level	Carpet
Bath	Full	Lower Level	Slate

KITCHEN			
Range	Gas	Refrigerator	Sub Zero
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes/Outside
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Stone/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	No	Warranty	No
Water Heater	Yes	Inspection	Basten
Sump Pump	Yes	Fireplace	2 (Gas)
Basement	Full	Deck/Patio	Both
Roof	2017	Water	City
Flood Plain	Yes	Sewer	City
Zoning	Residential	Age	2000
Utility - Gas Avg:	\$190	Frontage	117'
Utility - Electric Avg:	\$614	Garage	4-stall

Public Schools		
Green Bay Public School District		
Elementary	Middle School	High School
Red Smith K-8	Red Smith K-8	Preble

## ADDITIONAL INFO:

Cement sea-wall, boat ramp/launch, stairs to water, extra detached garage built in 2012, new roof 2017, custom dock included.

\*3321' above grade / 920' below grade

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.