

Sandra Ranck

3409 NICOLET DRIVE ADDITIONAL INFORMATION

3409 NICOLET DRIVE, GREEN BAY, WI 54311

Main Level

Front Entry/Foyer:

Covered front porch
Glass storm/entry door
Wooden front door
Side lights with transom (East)
2-story foyer
Custom/designer selected foyer chandelier
Front hall closet
Cherry hardwood flooring

Dining Room:

Cherry hardwood flooring
Built-in speakers
Designer selected chandelier
Hutch alcove w accent lighting
Curved bay window (East)
Built-in hutch with added soft close hinges
next to dining room (freshly painted last year)

Half Bath:

Kohler fixtures
Pedestal sink
Cherry hardwood floors

Kitchen:

Honed granite countertop
Freshly painted cabinetry with added
soft close hinges
Recessed lighting
Built-in speakers
Windows above sink (West)
Window (North)
Tile backsplash
Cherry hardwood floors
Stainless Viking 4-burner gas stove with grill
Stainless Viking hood that vents to the outside
Stainless Bosch dishwasher
Stainless LG microwave
Stainless Bosch oven
Stainless Sub Zero side-by-side with built-in
ice/water dispenser on outside
Large island with granite countertop and
bead board accent/seating

The purpose of this document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An Offer to Purchase would dictate what is included in the sale of this property.

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in Distinctive Real Estate

Dinette:

Cherry hardwood floors
Bank of South and West windows
(pleated shades)
Glass door and screen door to upper patio
areas
Designer selected light fixture
Side bar with glass display cabinetry
Bead board accents (newly painted and soft
close hinges)

Back Hall:

Pantry
Closet
Cherry hardwood floors
Pocket door into laundry room
Door into garage

Laundry Room:

Tile floor
Fitted closet
Maytag 3000 series washer and dryer
Built-in cabinetry
Laundry sink
Hanging area
Basket area
2nd closet
Speakers
Full glass door to upper patio (West)
Pocket door into full bath

Full Bath:

Shower insert
Full vanity
Window (North)
Linen storage tower
Tile floor

Extra Tall Attached Garage:

Finished
Heated garage
Epoxy gridded floor
2 garage doors with openers
Shelving
Peg board
Window (North)
Service door (North)
Separate entrance to lower level

2-story Great Room:

Neutral carpet
Sisal rug is included
Open wooden staircase to office/loft area
2-story real stone gas fireplace
West wall of windows with pleated shades
(middle grid has electronic shades)
Recessed lighting
Wired for a ceiling fan
Built-in speakers
Receiver and main control for the speaker
system is included

Sun Room:

Heated tile floor
Built in speakers
Designer selected ceiling fan with light
Patio doors (West) to composite deck
Windows (West, South and North)
Telescope negotiable
Glass pocket doors open to Master Suite

Master Suite:

Cathedral ceiling
Carpet
2 windows and transom window (South)
Recessed lighting
Built-in speakers
Separate entrance with transom to dressing area with mirrors
Two walk-in closets with built in shelving
Pocket door to master bath
Heated tile floors
Walk-in tiled shower with hand-held and regular shower head
Built-in shelf
Glass door
Whirlpool tub
Recessed lighting
Window and small accent window (East)
Architectural accent ceiling
Built-in speakers
Freshly painted (2) vanities with granite
Linen cabinet
Linen closet
Separate water closet

Second Level

Open staircase with iron spindles and hardwood stairs leading upstairs

Open loft area/office:

Built-in bookshelves and cabinetry
Cathedral ceiling
Ceiling fan
Built-in speakers
Recessed lighting
Decorative window and window (East)
Carpet
Large hall walk-in storage closet

Bedroom #2:

Window (West) with blinds
Ceiling fan with light
Fitted closet
Carpet

Bedroom #3:

Window (West) with blinds
Ceiling fan with light
Fitted closet with pocket door
Carpet

Full Bath:

Tile floor
Tub/shower insert
Window (North)
Pocket door to vanity area with one sink
Linen cabinet with built-in laundry chute

Lower Level

Open staircase to lower level with iron spindles, carpet, and wood railings

Lower Level family room:

Carpet
Recessed lighting
Built-in speakers
TV surround sound
Gas fireplace with slate surround and heatilator
Built-in game storage
At-level 2 banks of windows (West)
East lower level interior wall is plumbed for a bar

Bedroom suite #4:

Pocket door
Tub/Shower surround
Slate floor
Cherry cabinetry
Pedestal sink
Kohler fixtures
Bedroom with large windows (West)
Ceiling fan
Recessed lights
Fitted closet
Carpet

Extras:

Sturdy cement sea wall
Cement boat ramp
Steps from the cement sea wall to the water
Custom aluminum dock with fiberglass decking
Electricity and water located near the dock (on post)
New roof (2017)
2 water heaters
Venmar fresh air exchange
Utility sink in basement
New heat exchanger and fan in furnace (2019)
AprilAire aircleaner
New driveway 2016, resealed in 2018
Sprinkler system
Security system
Beautiful gardens
Large flat lawn from home to sea wall/water
2-panel doors throughout home
4 separate zoned heating/cooling – upstairs, master suite, main level, lower level
Invisible fencing with collars and unit
Cabinetry in kitchen, master bath, and built-in dining hutch freshly painted 2019
Soft close feature added to cabinetry in kitchen and hutch in 2019

Tesla car charger
Upper concrete patio
Stone patio with speakers
Large main back patio epoxy coated with pattern
Composite patio off sunroom with speakers
A Mark Kwaterski Construction built home

Additional garage:

2 ½ stall heated garage (24' 7" x 30')
Built in 2012 by Bob Richard of American Heritage Homes
Extra storage above
16 foot and an 8 foot garage doors
Side service door and exterior lighting actionable from main home

Inclusions:

Sisal rug in Great Room
TV brackets
Receiver and main control for speaker system
Basement refrigerator and chest freezer
Peg board, wood shelving and rubber flooring in back storage area
Maytag 3000 series washer and dryer
Tesla car charger

Exclusions:

Whole house dehumidifier
Metal shelving and wine racks in lower level
TVs

Negotiable:

Dining room Furniture
Telescope