

# Sandra Ranck

Excellence in Distinctive Real Estate



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KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# Beautiful Home in Nature Filled Hunter's Run...

Highest quality craftsmanship one owner custom built (C&C Custom Builders ) home features a highly functional, comfortable and welcoming floor plan in sought after 155 acre Hunter's Run. Highlights include interior & exterior architectural detailing, a first floor office & master suite, spacious open Chef's kitchen w/ a beautiful walk-in butler's pantry, three-seasons room, at grade windows in the finished lower level, a sauna and an amazing 5+ stall finished/heated garage. Hunter's Run residents & their guests enjoy great lifestyle amenities such as swimming, fishing, kayaking, tennis/pickleball/basketball courts and a large open recreational area w/playset. Hunter's Run is also adjacent to the 920 acre Barkhausen Preserve & is minutes to Shipyard Marina. Entire property is in premium condition. Lower level pool table area may easily be converted to a 4th bedroom. Exceptional opportunity!

ADDRESS	LISTING AGENT	PRICE
2375 Loxley Court	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Suamico	Brown	Village of Suamico	54173

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
Ranch	3	2.1	4232*	.627	\$9669/SU-1858

ROOM	SIZE	LEVEL	FLOOR
Foyer	12x9	Main	Hardwood
Great Room	20x20	Main	Hardwood
Den	12x12	Main	Hardwood
Kitchen	15x16	Main	Hardwood
Dinette	13x16	Main	Hardwood
3-Season Room	11x14	Main	Stone
Pantry Room	7x11	Main	Hardwood
Laundry Room	12x11	Main	Hardwood
Back Hall	7x5	Main	Hardwood
Bath	Half	Main	Slate
Master Bedroom	16x17	Main	Carpet
Master Bath	Full	Main	Tile
Family Room	21x20	Lower Level	Carpet
Wet Bar	8x7	Lower Level	Tile
Game Area	20x12	Lower Level	Carpet
Bedroom	13x13	Lower Level	Carpet
Bedroom	13x13	Lower Level	Carpet
Bath	Full	Lower Level	Tile

KITCHEN			
Range	Gas/Viking	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes/Outside
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Brick
Central Air	Yes	Window Treatments	Blinds
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	1/Gas
Basement	Full	Deck/Patio	Yes
Roof	Asphalt	Water	Well
Flood Plain	No	Sewer	City
Zoning	Residential	Age	2007
Utility - Gas Avg:	\$74.12	Garage Stalls	5+
Utility - Electric Avg:	\$146.34	Central Vac	Yes
Annual HOA Fees	\$650	Sprinkler System	Yes
Public Schools			
Howard Suamico School District			
Elementary	Middle School	High School	
Bay Harbor	Bay View	Bay Port	

ADDITIONAL INFO:
Lower level sauna, pool table area could easily be converted to a 4th bedroom, residents only access to ponds and recreation areas.
*2518 Main/1714 Lower Level, Annual HOA Fees \$650
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.