

Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway
Green Bay, WI 54303

KELLERWILLIAMS
Luxury
INTERNATIONAL

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#noplacelikehome

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Beautiful W/O Ranch on a Desirable Private Ravine Lot...

Incredible home completely redesigned, renovated (2016) inside and out with great care, thought and attention to detail to create a very comfortable inviting home to live, work and entertain in. Everybody loves to be home here! You will find it hard to pick an area that you love best. Chef's kitchen, welcoming great room, fun to the max lower level, cozy media/theater room, fantastic outdoor living areas & yard that make you happy just looking at them. Very private location that offers beautiful views and nature opportunities. Stellar offering! Please see the amenities list for all extensive additional information and seller updates.

ADDRESS	LISTING AGENT	PRICE
2645 Teresa 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
Ranch	4+	3.5	4992*	.36	\$6832 21-6934

ROOM	SIZE	LEVEL	FLOOR
Foyer	14x9	Main	Tile
Office	13x10	Main	Carpet
Formal Dining	13x14	Main	Hardwood
Great Room	15x23	Main	Hardwood
Flex	13x15	Main	Hardwood
Kitchen/Dinette	11x27	Main	Hardwood
Laundry/Office	13x8	Main	Tile
Master Bedroom	17x18	Main	Hardwood
Master Bathroom	Full	Main	Marble
Bedroom 2	12x11	Main	Hardwood
Bath	Full	Main	Tile
Bath	Half	Main	Hardwood
Wine Cellar		Lower Level	Stone
Bedroom 3	15x13	Lower Level	Carpet
Bedroom 4	14x13	Lower Level	Carpet
Bath	Full	Lower Level	Luxury Vinyl
Rec Room	15x16	Lower Level	Luxury Vinyl
Family Room	17x18	Lower Level	Luxury Vinyl
Theater Room	17x16	Lower Level	Carpet
Bar Area	14x16	Lower Level	Luxury Vinyl

KITCHEN			
Range	Gas	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Brick/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	2-Gas
Basement	W/O	Deck/Patio	BOth
Roof	Asphalt	Water	City
Flood Plain	No	Sewer	City
Zoning	Residential	Age	2000
Utility - Gas Avg:	\$57.80	Renovation	2016
Utility - Electric Avg:	\$185.00	LL Added	2017
Public Schools			
Green Bay			
Elementary	Middle School	High School	
Wilder	Edison	Preble	

ADDITIONAL INFO:
*2692 Main Level, 2300 Lower Level
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.