

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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1057 S Wyndrush Drive

Come home to & relax in this beautiful sunny high quality home in absolute pristine condition in gorgeous 155+ acre nature based Hunter's Run. The perks of living in the most unique subdivision in all of Brown County are many...tranquil serene sights/sounds, abundant nature, fishing, swimming, tennis, silent water enjoyment, access to 900+ acres of Barkhausen trails almost out your back door, welcoming/fun neighborhood events/newsletter/FB page & Shipyard Marina is a two minute drive for boat lovers. Adding an egress window in the exercise room will create a 4th bedroom if needed. Howard Suamico Schools!

ADDRESS	LISTING AGENT	PRICE
1057 S Wyndrush Drive	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Suamico	Brown	Village of Suamico	54173-8082

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
Brick Ranch	3	3 Full/1Half	4,103*	.75	SU-1318/\$9085

ROOM	SIZE	LEVEL	FLOOR
Great Room	17x22	Main	Hardwood
Family Room	26x30	Lower	Carpet
Office/Dining	12x13	Main	Hardwood
Kitchen/	21x23	Main	Tile
Dining Area		Main	Tile
Laundry Room	7x9	Main	Tile
Foyer	13x14	Main	Hardwood
Office	13x8	Lower	Carpet
Exercise/	12x9	Lower	Luxury VP
Sauna Room			Luxury VP
Master Bedroom	13x22	Main	Carpet
Master Bath	Full	Main	Tile
Bedroom #2	12x13	Main	Carpet
Bedroom #3	13x14	Lower	Carpet
Bath	Half	Main	Tile
Bath	Full	Main	Tile
Bath	Full	Lower	Tile
Wet Bar	10x11	Lower	Slate

KITCHEN			
Range & 2 Ovens	Yes	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes/Outside
MECHANICALS		FEATURES	
Heat Type	Radiant & Natural Gas	Exterior	Brick
Central Air	Yes	Window Treatments	Blinds/Shades
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	Yes/Basten
Sump Pump	Yes	Fireplace	(2) Gas
Basement	Yes	Deck/Patio	Yes
Roof	Asphalt	Water	Well
Flood Plain		Sewer	City
Zoning	Residential	Age	2003
Utility - Gas Avg:	\$66	Annual HOA	\$650
Utility - Electric Avg:	\$77		
Public Schools			
Howard-Suamico			
Elementary	Middle School	High School	
Bay Harbor	Bay View/Lineville	Bayport	

ADDITIONAL INFO:
*2495' 1st Floor/1608' 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.