

Sandra Ranck

Excellence in Distinctive Real Estate



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1065 Crown Pointe Circle

High quality custom walkout waterfront all brick C & C Custom Homes 4 (could easily be 5) bedroom ranch on the lake in gorgeous Hunter's Run. Enjoy stunning panoramic water views in all main living areas, 120' of shoreline, Pella windows, rustic elements, hickory hardwood flooring, awesome floor plan, to die for 3-seasons porch, luxury owner suite, cathedral ceiling/stone gas FP in cozy great room, super fun loft area adjoins the 2 north bedrooms (kids love this!). Fantastic walkout LL offers those beautiful lake views, spacious rooms, exercise room, wet bar, office (could be 5th bedroom), full bath, bedroom, stairs to garage. Beautiful landscaping, private lot, sprinkler & alarm system. Hunter's Run residents enjoy resident's only amenities (beach, tennis/pickle/basketball courts, fishing, kayaking, paddle board, walking trails). Hunter's Run is also adjacent to the amazing 900+ acre Barkhausen Wildlife Preserve and is minutes from Shipyard Marina. WOW...What a package!!!

ADDRESS	LISTING AGENT	PRICE
1065 Crown Pointe Circle	Sandra Ranck (920) 265-5033	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Suamico	Brown	Village of Suamico	54173

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
1 Story	4	3 Full / 1 Half	4,616*	.49 acres	\$12,547.10 / SU-2721

ROOM	SIZE	LEVEL	FLOOR
Foyer	15x14	Main	HW
Great Room	20x17	Main	HW
Kitchen	16x18	Main	HW
Dinette	14x13	Main	HW
Mudroom	6x11	Main	Tile
Laundry Room	7x11	Main	Tile
Bath	Half	Main	Tile
Owner Bedroom	14x15	Main	Carpet
Owner Bathroom	Full	Main	Tile
Bedroom #2	11x15	Main	Carpet
Bedroom #3	11x11	Main	Carpet
Shared Bath	Full	Main	Tile
Family Room	36x30	LL	Carpet
Craft/Flex Room	12x12	LL	Vinyl
Exercise Room	13x16	LL	Exercise Mat
Storage Room	7x6	LL	Carpet
Bathroom	Full	LL	Tile
Bedroom #4	11x13	LL	Carpet
Office	12x11	LL	Vinyl

KITCHEN			
Range	Yes- Gas	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes- Outside Vent
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Brick
Central Air	Yes	Window Treatments	Blinds/Shades
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	Yes
Sump Pump	Yes	Fireplace	2 (Gas)
Basement	Walkout	Deck/Patio	Patio
Roof	Asphalt	Water	Well
Flood Plain	Unknown	Sewer	City
Zoning	Residential	Age	2013
Utility - Gas Avg:	\$84/month	Annual HOA Fees	\$600/yr
Utility - Electric Avg:	\$151/month	Shoreline	120 Feet
Garage Stalls	3+		
Public Schools			
Howard-Suamico Schools			
Elementary	Middle School	High School	
Bay Harbor	Bay View	Bay Port	

ADDITIONAL INFO:
*2,690 square feet upper / 1,926 square feet lower
Ship Yard Marina is one minute away. Hunter's Run adjoins 900+ acre Barkhausen Wildlife Preserve.
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.