

# Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway  
Green Bay, WI 54303

[Sandra@SandraRanck.com](mailto:Sandra@SandraRanck.com)

KELLERWILLIAMS  
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INTERNATIONAL

[www.kwgreenbay.com](http://www.kwgreenbay.com)

920 265 5033  
#noplacelikehome

[SandraRanck.com](http://SandraRanck.com)



# 2537 South Huntington Way

Stunning 4 bedroom farmhouse style home in beautiful nature-based Hunter's Run with residents-only amenities (swimming, fishing, tennis, playground & more). Sophisticated mix of ORGANIC TEXTURE (hickory HW floors, leathered honed granite, soft muted quartz, German style glass, wool carpet), CLASSIC ELEMENTS (local Scray's Hill stone, ship-lap, metal roofing accent, beautiful lighting) and INTELLIGENT DESIGN (open concept yet private, amazing kitchen w/ large island, all star walk-in pantry, micro-office, 1st floor owner luxury suite w/ enormous closet & access to laundry rm). 2 upper bedrooms w/ jack & jill bath. LL 4th bedroom suit w/egress window/stubbed for bath. Huge almost 4 stall garage. Gorgeous, professionally designed/landscaped yard. Stellar opportunity!

ADDRESS	LISTING AGENT	PRICE
2537 South Huntington Way	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
1.5 Story	4	2 Full / 1 Half	3009*	.48 acres	\$8,571.27 / SU-936-157

ROOM	SIZE	LEVEL	FLOOR
Foyer	9x6	Main	HW
Family Room	12x19	Main	HW
Kitchen	14x17	Main	HW
Dining Area	13x17	Main	HW
Sun Room	15x14	Main	HW
Office/Flex Space	8x8	Main	HW
Mud Room	10x6	Main	HW
Laundry Room	11x7	Main	HW
Bath	Half	Main	HW
Master Bedroom	15x14	Main	Wool Carpet
Master Bathroom	Full	Main	Tile
Bedroom 2	13x14	Upper	Wool Carpet
Bedroom 3	13x14	Upper	Wool Carpet
Bath	Full	Upper	Luxury Vinyl
Bedroom 4	11x13	Lower	Wool Carpet

KITCHEN			
Range	Yes- Gas	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes- Outside Vent
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Stone/LP Smart Siding
Central Air	Yes	Window Treatments	Blinds
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	Yes-Gas
Basement	Full	Deck/Patio	Patio
Roof	Asphalt	Water	Well
Flood Plain	No	Sewer	City
Zoning	Residential	Age	2018
Utility - Gas Avg:	\$60/month	Annual HOA Fees	\$600/yr
Utility - Electric Avg:	\$105/month		
Garage Stalls	3+		
Public Schools			
Howard-Suamico Schools			
Elementary	Middle School	High School	
Bay Harbor	Bay View	Bay Port	

ADDITIONAL INFO:
*2816 square feet upper / 193 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.