Sandra Ranck

Excellence in Distinctive Real Estate

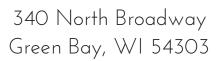














KELLERWILLIAMS

WXWY
INTERNATIONAL

920 265 5033 #noplacelikehome

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/ | | 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 | Bay View Bay Port | | / 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.