Sandra Ranck

Excellence in Distinctive Real Estate













340 North Broadway Green Bay, WI 54303

KELLERWILLIAMS

NTERNATIONAL

920 265 5033 #noplacelikehome

3579 Van Laanen Road

Absolutely stunning Bayfront opportunity. New home in '19, fully refurbished very rare harbor/permanent pier (protected on all 4 sides/2 new slips/electrical) & drive-through boat house, 2 hydraulic jet ski-lifts, boat ramp, all new flatwork, new rock rip-rapped shoreline '21, new sod '21, reclaimed 19th century HW, incredible master suite, unique cupola & gorgeous Bay views. All selections by Lisa Gannon of Designs of the Interior. Sold mostly fully furnished. Private location on a dead-end road. 10 mins to Green Bay & 30 mins to Door County. Exciting Bayfront lifestyle awaits & is available now. Just WOW!

ADDRESS	LISTING AGENT	PRICE	
3579 Van Laanen Rd	Sandra Ranck (920) 265-5033	Please Call	

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	City of Green Bay	54302

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL	
2 Story	4	3 Full	4,218*	.68 acres	\$7,617.70 / 22-58	

ROOM	SIZE	LEVEL	FLOOR	
Foyer	7x4	Main	Slate	
Kitchen/Dinette	26x10	Main	Hardwood	
Great Room/Dining Room	31x13	Main	Hardwood	
Bathroom	Full	Main	Tile	
Bedroom #1	13x11	Main	Hardwoood	
Bedroom #2	9x13	Main	Hardwood	
Bedroom #3	13x11	Main	Hardwood	
Owner Bedroom	26x24	Second	Hardwood	
Owner Bathroom	Full	Second	Tile	
Cupola	10x19	Third	Hardwood	
Family Room	30x23	Lower	Tile	
Laundry Room	9x10	Lower	Tile	
Flex Room	22x11	Lower	Tile	
Bathroom	Full	Lower	Tile	
Mudroom	6x10	Lower	Tile	

KITCHEN					
Range	Yes- Gas	Refrigerator		Yes	
Dishwasher	Yes	Disposal		Yes	
Microwave	Yes	Exhaust Fan Yes-		Yes-to outside	
MECHANICALS		FEATURES			
Heat Type	Gas/Hot Water	Exterior		LP Smart Side/Stone	
Central Air	4 head mini split system	Window Treatments		Shades	
Water Softener	No	Warranty		No	
Water Heater	Yes	Inspection		No	
Sump Pump	Yes (2)	Fireplace		No (Plumbed)	
Basement	Full	Deck/Patio		2 covered patios	
Roof	Asphalt	Water		City	
Flood Plain	Unknown	Sewer Yes		Yes	
Zoning	Residential	Age		2019	
Utility - Gas Avg:	\$79/mo	Frontage		65'	
Utility - Electric Avg:	\$171/mo				
Garage Stalls	4				
Public Schools					
Green Bay School District					
Elementary	ementary Middle School High School			School	
Wequiock	Red Smith Pr		eble		

ADDITIONAL INFO:

*1,380 sq ft main level / 1,245 sq ft second level / 1,450 sq ft finished lower level / 143 sq ft third level cupola

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.