

Sandra Ranck

Excellence in Distinctive Real Estate



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KELLERWILLIAMS
Luxury
INTERNATIONAL

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#noplacelikehome

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317 Warren Court

Absolute charmer in Allouez on a darling street w/ an incredible private yard. Enjoy captivating elements such as a serene four seasons room, peaceful master retreat w/ private balcony that enjoys stunning yard views, koi pond/waterfall feature, all wood fenced yard w/ architectural elements & a sweet play/garden shed. 3 full updated baths, 4 bedrooms (one being used as an upper laundry for now/hooksups available in LL to convert back to a bedroom), spacious living room & a family room (could be a 1st fl master suite if desired). Several relaxing outdoor living areas (courtyard, patios, hot tub area). Boom!

ADDRESS	LISTING AGENT	PRICE
317 Warren Court	Sandra Ranck (920) 265-5033	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	Village of Allouez	54301

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 Story	4	3	2,479	.21 acres	\$5,148 / AL-1205

ROOM	SIZE	LEVEL	FLOOR
Foyer	7x6	Main	Hardwood
Living Room	19x13	Main	Hardwood
Dining Room	11x11	Main	Hardwood
4 Seasons Room	12x16	Main	Tile
Kitchen	16x11	Main	Hardwood
Family Room	15x19	Main	Hardwood
Bathroom	Full	Main	Tile
Owner Bedroom	20x14	Upper	Carpet
Owner Bathroom	Full	Upper	Tile
Bedroom #2	17x11	Upper	Hardwood
Bedroom #3	10x13	Upper	Hardwood
Bathroom	Full	Upper	Tile
Laundry Room/Bedroom #4	10x9	Upper	Tile

KITCHEN			
Range	Yes- Gas	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes
MECHANICALS		FEATURES	
Heat Type	Gas Forced Air	Exterior	Stone/Vinyl
Central Air	Yes	Window Treatments	Blinds/Shades
Water Softener	No	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	Yes (2)
Basement	Block	Deck/Patio	Yes
Roof	Asphalt	Water	Municipal
Flood Plain	Unknown	Sewer	Municipal
Zoning	Residential	Age	1952
Utility - Gas Avg:	\$72/mo		
Utility - Electric Avg:	\$179/mo		
Garage Stalls	2		
Public Schools			
Green Bay School District			
Elementary	Middle School		High School
Webster	Washington		East

ADDITIONAL INFO:
Short walk to Fox River Trail.
New central air unit in September 2021 / New stainless steel fridge in August 2021
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.