

# Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway  
Green Bay, WI 54303

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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#noplacelikehome

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# 2710 Scotch Pine Trail



Fresh, airy California vibe & privacy on 5.39 park-like acres on a cul-de-sac, high-end/quality architectural details, in like-new condition in Howard-Suamico. Stunning interior highlights are the wide plank white oak flooring, chef's kitchen w/huge hidden pantry & restaurant grade appliances, to-die-for 3 seasons room w/ a wood burning fireplace (hello crisp fall days & serene snow falls), 1st floor luxury primary suite w/ an enormous walk-in closet, completely separate bonus area perfect for additional rec area or 5th bedroom en-suite & exercise studio. Exterior highlights include the casual, inviting curb appeal, winding cement driveway, simple landscaping, exceptional covered patio & 5+ premium wooded acres to explore. Endless possibilities w/unfinished lower level. Heated finished 3 stall garage. Peace & tranquility await! Use this QR code to obtain the listing information including all the photos (some photos are virtually staged), virtual tour and a list of additional amenities.

ADDRESS	LISTING AGENT	PRICE
2710 Scotch Pine Trail	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	Village of Suamico	54313

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 Story	4	3 Full / 1 Half	3,784*	5.39	\$10,119.83 (2021) SU-667-9

ROOM	SIZE	LEVEL	FLOOR
Foyer	9x9	Main	Hardwood
Great Room	26x10	Main	Hardwood
Kitchen	15x23	Main	Hardwood
Dining Area	12x7	Main	Hardwood
Sunroom	16x14	Main	Concrete
Bedroom #2	17x16	Main	Carpet
Laundry	8x7	Main	Tile
Bathroom	Half	Main	Tile
Primary Bedroom	15x15	Main	Carpet
Primary Bathroom	Full	Main	Tile
Bedroom #3	12x14	Upper	Carpet
Bedroom #4	12x14	Upper	Carpet
Bathroom	Full	Upper	Tile
Flex Room	22x26	Upper	Carpet
Bathroom	Full	Upper	Tile
Exercise Room	15x13	Upper	Plywood

KITCHEN			
Range	Yes	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Stone/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	Yes (2)
Basement	Full	Deck/Patio	Patio
Roof	Asphalt shingles	Water	Well
Flood Plain	Unknown	Sewer	Septic
Zoning	Residential	Age	2014
Utility - Gas Avg:	\$214/mo	Garage	3 stalls
Utility - Electric Avg:	\$101/mo		
Public Schools			
Howard-Suamico School District			
Elementary	Middle School	High School	
Suamico	Bay View	Bay Port	

ADDITIONAL INFO:
*Approximately 2,401 sq ft on main level and 1,383 sq feet in the upper level.
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.