

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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2901 Quinn Oaks Way

Like new very lightly lived in Gryboski home features a fresh airy interior with lots of sunshine (South facing back of home), Pella windows, at grade windows for future LL expansion & a quiet setting on a no through street. Enjoy an inviting easy living open concept floor plan w/ all the right areas for smart storage & organized everyday life. Sophisticated classic luxury touches such as white oak engineered hardwood flooring, oversized subway tile, reclaimed barn beams, natural textures & a clean neutral color palette offer a very calming & relaxing living experience. The quality & craftsmanship of a Gryboski build are very key features & are felt the moment you arrive both outside & inside. Convenient location to shopping, schools & restaurants. Stellar opportunity!

ADDRESS	LISTING AGENT	PRICE
2901 Quinn Oaks Way	Sandra Ranck	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
Green Bay	Brown	Southwest Green Bay	54313

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 Story	3	3	2763	0.32	\$8531.18(2022)/6H-4363

ROOM	SIZE	LEVE	FLOOR	KITCHEN			
Great Room	20X22	Main	EHW*	Range	Gas	Refrigerator	Yes
Kitchen	24X15	Main	EHW*	Dishwasher	Yes	Disposal	Yes
Office	15X12	Main	EHW*	Microwave	Yes	Exhaust Fan	Yes-outside
Foyer	11X8	Main	EHW*	MECHANICALS		FEATURES	
Primary Bedroom	16X14	Main	Carpet	Heat Type	Gas	Exterior	Brick/Vinyl
Primary Bath	Full	Main	LVT**	Central Air	Yes	Window Treatments	Yes
Bedroom #2	18X12	Upper	Carpet	Water Softener	No	Warranty	No
Bedroom #3	14X12	Upper	Carpet	Water Heater	Yes	Inspection	No
Bathroom	Full	Upper	LVT**	Sump Pump	Yes	Fireplace	Yes-Gas
Bathroom	Half	Main	LVT**	Basement	Full	Deck/Patio	Patio
Laundry Room	10X8	Main	LVT**	Roof	Asphalt	Water	Municipal
				Flood Plain	Unknown	Sewer	Municipal
				Zoning	Residentia	Age	2015
				Utility - Gas Avg:	\$75/month		
				Utility - Electric	\$68/month		
*Engineered Hardwood Flooring							
** Luxury Vinyl Tile							
				Public Schools			
				Green Bay Area			
				Elementary	Middle School	High School	
				Macarthur Elementary	Lombardi Middle School	Southwest HS	
Builder: Gryboski							

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.