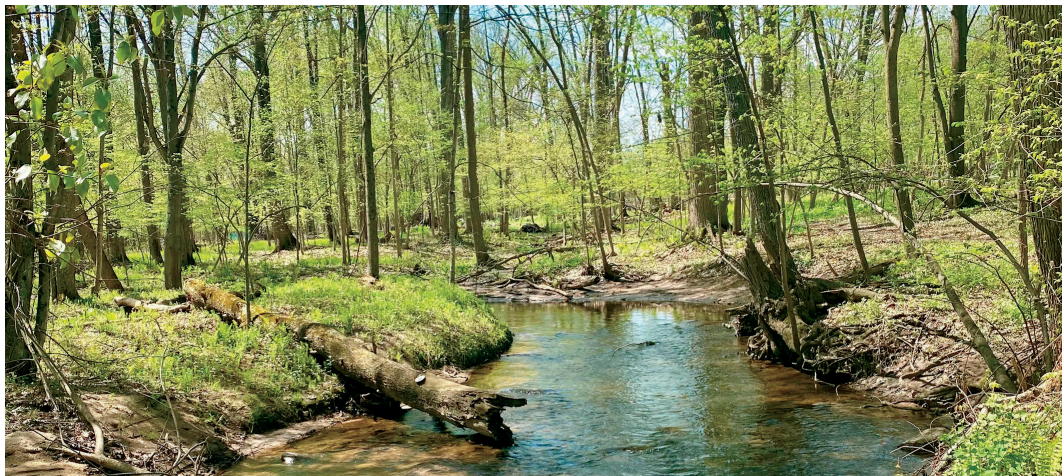


# Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway  
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KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# WELCOME TO INDIAN TRAILS

Scenic Indian Trails Subdivision...Known locally for their charismatic holiday neighborhood events & to be home to some of our area's most admired residences (everyone trick or treats here!).

This richly appointed and thoughtfully renovated/refreshed home is one of those admired gems. The professional renovation ('21 & '22) enhanced already gorgeous European elements by introducing sleeker more modern finishes and let the beautiful natural light in by opening up the floor plan. The exterior saw a taming of the multitude of trees to again allow for sunlight & a more open feel. Homes with this level of style, detail & quality are rare to find anywhere but especially here. Outstanding opportunity! Please see the amenities sheet for all of the important details.

ADDRESS		LISTING AGENT		PRICE			
4451 Seminole Trail		Sandra Ranck		Please Call			
CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE			
Green Bay	Brown	Hobart	\$7,970/HB-1625	54313			
STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	Garage		
2 Story	4	3F/1H	4,725*	0.6	3 stall		
ROOM	SIZE	LEVEL	FLOOR	KITCHEN			
Family Room	22x17	Main	Wood	Range	Yes	Refrigerator	Yes
Kitchen	16x12	Main	Wood	Dishwasher	Yes	Disposal	Yes
Dinette	12x12	Main	Wood	Microwave	No	Exhaust Fan	Downdraft
Half Bathroom	Half	Main	Brick	MECHANICALS		FEATURES	
Lounge Area	14x23	Main	LVT	Heat Type	Gas (3)	Exterior	Brick
En Suite Bedroom 1	13x15	Main	LVT	Central Air	Yes (3)	Window Treatments	Blinds
En Suite Bathroom 1	Full	Main	Tile	Water Softener	Yes	Warranty	No
Office/Den	18x11	Main	Wood	Water Heater	Yes	Inspection	No
Back Hall	17x12	Main	Wood/Brick	Sump Pump	Yes	Fireplace	2-Gas/Wood
3 Seasons Room	14x19	Main	Tile	Basement	Unfinished - Full	Deck/Patio	Patio and Deck
Foyer	10x17	Main	Brick	Roof	Asphalt	Water	Municipal
Formal Dining Room	14x17	Main	Wood	Flood Plain	Unknown	Sewert	Municipal
Living Room	20x16	Main	Wood	Zoning	Res	Age	1984
Primary Bedroom	21x21	Upper	Wood	Utility- Gas Avg:	\$140		
Primary Bathroom	Full	Upper	Wood/Tile	Utility - Electric Avg:	\$174		
En Suite Bedroom 2	16x11	Upper	Wood				
En Suite Bathroom 2	18x9	Upper	Wood				
Bedroom 4	Full	Upper	Wood				
Laundry	11x10	Upper	Wood	PUBLIC SCHOOLS			
				Pulaski Community			
				Elementary	Middle School	High School	
				Hillcrest Elementary School	Pulaski Community Middle School	Pulaski High School	

\* Main - 2975 / Upper - 1750 / Unfinished Lower - 2656

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.