

Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE



DATA SHEET



FIND US ON SOCIAL MEDIA

KELLERWILLIAMS

Luxury
INTERNATIONAL

INTERIOR PHOTOS VIRTUALLY STAGED

CHOCTAW WOODS NEIGHBORHOOD

PRIVATE, PARK-LIKE .96 ACRE SETTING FOR THIS BRIGHT AIRY 4 BDRM INDIAN TRAILS HOME. INTERIOR HIGHLIGHTS INCLUDE 10' CEILINGS THROUGHOUT MAIN LEVEL, OPEN CONCEPT, 1ST FLOOR OFFICE, FORMAL DINING ROOM/DEN, MICRO OFFICE, 9' INTERIOR DOORS W/ TRANSOMS ON MAIN LEVEL, ALL BDRMS ARE EITHER EN-SUITE OR SHARE A DUAL ENTRY BATH, LUXURY PRIMARY SUITE, THEATER ROOM IN LL. EXTERIOR HIGHLIGHTS INCLUDE A VERY PRIVATE LOT W/ MATURE TREES & CIRCULAR DRIVE. ROOF REPLACED IN '13. INDIAN TRAILS IS ONE OF THE FEW LIFESTYLE SUBDIVISIONS IN THE GREEN BAY AREA. KNOWN FOR THEIR MANY EVENTS FOR RESIDENTS SUCH AS THEIR HAUNTED WOODS, EASTER EGG HUNT, CHRISTMAS LUMINARY WALK TO NAME A FEW. WALKING TRAILS FOR RESIDENTS IN THE LAND CONSERVANCY & A NEIGHBORHOOD PARK. SOME PICS VIRTUALLY PAINTED & STAGED FOR INSPO...

ADDRESS	LISTING AGENT	PRICE
4553 ALGONQUIN TRAIL	SANDRA RANCK	PLEASE CALL

CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE
GREEN BAY	BROWN	VILLAGE OF HOBART	HB-1491-A-274 / \$5,555	54313-6799

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	GARAGE
2-STORY	4	4	3,612	.962	3-STALL

ROOM	SIZE	LEVEL	FLOOR
GREAT ROOM	15 X 22	MAIN	WOOD
KITCHEN	14 X 15	MAIN	WOOD
DINETTE	12 X 14	MAIN	WOOD
FORMAL DINNING ROOM	15 X 13	MAIN	WOOD
OFFICE/MUSIC ROOM	15 X 15	MAIN	CARPET
BATHROOM	HALF	MAIN	WOOD
FOYER	10 X 23	MAIN	WOOD
LAUNDRY ROOM	6 X 7	MAIN	WOOD
BACK HALL	8 X 9	MAIN	WOOD
PRIMARY BEDROOM	15 X 16	UPPER	CARPET
PRIMARY BATHROOM	FULL	UPPER	TILE
EN SUITE BEDROOM	12 X 13	UPPER	CARPET
EN SUITE BATHROOM	FULL	UPPER	TILE
BEDROOM 3	15 X 13	UPPER	CARPET
BEDROOM 4	16 X 15	UPPER	CARPET
BATHROOM 3	FULL	UPPER	LVT
THEATER ROOM	15 X 23	LOWER	LVT

KITCHEN			
RANGE	ELECTRIC	REFRIGERATOR	YES
DISHWASHER	YES	DISPOSAL	YES
MICROWAVE	YES	EXHAUST FAN	SELF-VENTING

MECHANICALS		FEATURES	
HEAT TYPE	GAS	EXTERIOR	BRICK/VINYL
CENTRAL AIR	YES	WINDOW TREATMENTS	BLINDS
WATER SOFTENER	YES - OWNED	WARRANTY	NO
WATER HEATER	YES	INSPECTION	NO
SUMP PUMP	YES	FIREPLACE	YES - GAS
BASEMENT	YES	DECK/PATIO	PATIO
ROOF	ASPHALT	WATER	MUNICIPAL
FLOOD PLAIN	UNKNOWN	SEWER	MUNICIPAL
ZONING	RESIDENTIAL	AGE	1992
UTILITY-GAS AVG	\$109	WELL / OUTSIDE USE	
UTILITY-ELECTRIC AVG	\$100		

PUBLIC SCHOOLS		
PULASKI COMMUNITY		
ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
HILLCREST ELEMENTARY	PULASKI COMMUNITY MIDDLE SCHOOL	PULASKI HIGH SCHOOL

MAIN	UPPER	LOWER
1,598	1,566	448

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.