SANAYA PANCR EXCELLENCE IN DISTINCTIVE REAL EST







DATA SHEET











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KELLERWILLIAMS u×wn INTERNATIONAL

TRANQUIL WATERFRONT HOME IN HUNTER'S RUN

TRANQUIL OASIS ARE THE PERFECT WORDS FOR THIS BEAUTIFUL WATERSIDE HOME IN NATURE BASED HUNTER'S RUN. THE STRATEGIC POSITION OF THE HOME ON THE LOT FOR A LONG VIEW OF THE POND PROVIDES INSTANTANEOUS DECOMPRESSION. MATURE TREES PROVIDE A LEVEL OF PRIVACY THAT FEELS PROTECTIVE & CALMING. BUILT BY STEVE SCHOEN CONSTRUCTION TO ENSURE ENJOYMENT OF NATURAL ELEMENTS INSIDE & OUT. INTERIOR HIGHLIGHTS INCLUDE CUSTOM LARGE SCALE PELLA WINDOWS/PATIO DOOR (THOSE VIEWS), TONS OF NATURAL LIGHT, OPEN CONCEPT, MAIN LEVEL LUXURY PRIMARY SUITE & ADJOINING OFFICE/FLEX AREA, FINISHED LL W/ WALLS OF WINDOWS/2 BEDROOMS/FULL BATH/FAMILY ROOM. RESIDENTS OF HUNTER'S RUN ENJOY A SWIMMING BEACH, FISHING, TENNIS/PICKLEBALL COURTS & LARGE PLAY AREA. ADJACENT TO BARKHAUSEN FOR MILES OF TRAIL WALKING/SKING. HOWARD/SUAMICO SCHOOLS.

Al	DDRESS		LISTING AGENT SANDRA RANCK			PRICE				
2554 SOUTH	H HUNTINGTON WAY					PLEASE CALL				
CITY COUNTY		COUNTY	MUNICIPALITY 1			AXES/PARCEL ZIP CODE				
SUAMICO		BROWN	VILLAGE	OF SUAMICO	\$7,566 / SU-93		<mark>36-144</mark> 54173-		1 173-8	3067
STYLE BEDS		S	BATHS	EST SQ FT		LOT SIZE		GARAGE		
I-STORY	3		2.5	3,367		.41		2-STALL		
ROOM	SIZE	LEVEL	FLOOR			KITI	CHEN			
GREAT ROOM	18X26	MAIN	CARPET	RANGE	GAS		REFRIGERA	TOR		YES
KITCHEN	14X20	MAIN	HARDWOOD	DISHWASHER	YES		DISPOSAL			YES
DINING AREA	16X16	MAIN	HARDWOOD	MICROWAVE	YES		EXHAUST	ST FAN		DUCT-LESS VENT
4-SEASONS ROOM	12XI5	MAIN	HARDWOOD	MECHANICA	LS			FEATURES		
PRIMARY BEDROOM	14X16	MAIN	CARPET	HEAT TYPE		GAS	FX ⁻	TERIOR		CEDAR
PRIMARY BATHROOM	FULL	MAIN	TLE	CENTRAL AIR YES		 		NDOW TREATMEN	NTS	BLINDS
FOYER	6X6	MAIN	HARDWOOD	WATER SOFTENER		YES (OWNED			NO	
HALF BATHROOM	6X7	MAIN	HARDWOOD	WATER HEATER		YES	INSPECTION		NO	
LAUNDRY ROOM	14X15	MAIN	HARDWOOD	SUMP PUMP YES		YES	FIRE	FIREPLACE		GAS
FAMILY ROOM	18X22	LOWER	CARPET	BASEMENT		YES DECK/PATIO		CK/PATIO		DECK
EN SUITE BEDROOM	15XI2	LOWER	CARPET	ROOF		ASPHALT WATER		TER		MUNICIPAL
EN SUITE BATHROOM	FULL	LOWER	TILE	FLOOD PLAIN	LOOD PLAIN		UNKNOWN SEWE			MUNCIPAL
BEDROOM 3	15X12	LOWER	CARPET	ZONING	ZONING		NTIAL AGE			1996
				UTILITY-GAS AVG		\$88 HOA FEES		A FEES		\$75 MON
				UTILITY-ELECTRIC	C AVG	\$127				
							SI IL CL'IUUI	C		
					PUBLIC SCHOOLS HOWARD SUAMICO SCHOOL DISTRICT					
- MAINI -						LOWALD 201				
MAIN 2.275		JPPER	LOWER	ELEMENTARY MIDDLE SCHOOL HIGH SCHOOL BAY HARBOR ELEMENTARY SCHOOL BAY VIEW MIDDLE SCHOOL BAY PORT HIGH SCHOOL						
2,275	N = 0 D 44 T = 0		1,092	TEED NOT INCLUDED		DATE DATE	V OF THE O	ELLED	711 I C	ALL FROIT OUT ROUL

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ++NOT INCLUDED: PERSONAL PROPERTY OF THE SELLER