

# Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE



LUXURY ESTATE



FIND US ON SOCIAL MEDIA

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

# CLASSIC ENGLISH MANOR WITH BAY VIEWS

IT IS SAID THAT TRUE LUXURY LIES IN A BEAUTIFUL VIEW...THIS HOME HONORS THAT W/ MOST EVERY INTERIOR ROOM FEATURING WALLS THAT FRAME SWEEPING VIEWS OF THE BAY, NATURE & SUNSETS.THIS IS A HOME WHERE INSPIRATION COMES EASY WHETHER THAT BE RELAXING,COOKING,HANGING W/ FAMILY/FRIENDS OR JUST BEING.PURPOSEFULLY BUILT TO HAVE SPACIOUS DESIGNATED AREAS FOR ENJOYING THE ART OF LIVING WELL INSIDE & OUT AT ALL TIMES OF THE DAY OR NIGHT.HIGHEST QUALITY THOUGHTFUL ARCHITECTURAL ELEMENTS ARE FEATURED THROUGHOUT THE HOME ALONG W/ ABSOLUTELY TIMELESS HISTORICAL DETAILS THAT BRING TO MIND AN ENGLISH COUNTRY HOME THAT MAY REMIND YOU OF A CLASSIC MOVIE YOU ONCE SAW.FINEST HIGHLIGHTS ARE THE ENCHANTING EXTERIOR & INTERIOR,6 BDRMS,6 FP'S,6 OUTDOOR LIVING AREAS & STUNNING VIEWS.LL THEATER RM IS VIRTUALLY STAGED.

ADDRESS	LISTING AGENT	PRICE
3095 BAY SETTLEMENT ROAD	SANDRA RANCK	PLEASE CALL

CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE
GREEN BAY	BROWN	TOWN OF SCOTT	\$17,107 / SC-93-1 + SC-93-2	54311-7362

ROOM	SIZE	LEVEL	FLOOR	STYLE	BEDS	BATHS
GREAT ROOM	25X23	MAIN	HARDWOOD	3-STORY	6	6
DINING ROOM	23X17	MAIN	HARDWOOD	EST SQ FT	LOT SIZE	GARAGE
PRIMARY - BEDROOM	15X15	MAIN	HARDWOOD	7,835	21	4
PRIMARY - BATHROOM	FULL	MAIN	HARDWOOD	MAIN	UPPER	3RD STORY
KITCHEN	20X16	MAIN	STONE	3,382	1,636	460
HEARTH / FAMILY ROOM	20X17	MAIN	STONE			2,375
DINETTE	14X10	MAIN	STONE	MECHANICALS		FEATURES
DEN/OFFICE	15X16	MAIN	HARDWOOD	HEAT TYPE	GAS - 3	EXTERIOR
BATHROOM 2	HALF	MAIN	STONE	CENTRAL AIR	2	WINDOW TREATMENTS
FOYER	8X6	MAIN	HARDWOOD	WATER SOFTENER	NO	WARRANTY
BACK HALL W/ LAUNDRY CLOSET	16X19	MAIN	STONE	WATER HEATER	GAS	INSPECTION
BATHROOM 3	HALF	UPPER	STONE	SUMP PUMP	YES	FIREPLACE
BATHROOM 4	FULL	UPPER	STONE	BASEMENT	FULL	DECK/PATIO
BATHROOM 5	FULL	UPPER	STONE	ROOF	MULTIPLE **	WATER
BEDROOM 2	16X15	UPPER	CARPET	FLOOD PLAIN	UNKNOWN	SEWER
BEDROOM 3	12X16	UPPER	CARPET	ZONING	RESIDENTIAL	AGE
BEDROOM 4	16X11	UPPER	CARPET	UTILITY-GAS AVG	\$205	
BEDROOM 5	17X15	UPPER	CARPET	UTILITY-ELECTRIC AVG	\$236	**COPPER/RUBBER/FIBERGLASS - 14YRS
LAUNDRY ROOM	11X7	LOWER	HARDWOOD	KITCHEN		
BEDROOM 6	17X12	LOWER	CARPET	RANGE	GAS - LA CORNUE	REFRIGERATOR
BATHROOM 6	FULL	LOWER	STONE	DISHWASHER	YES - BOSCH	DISPOSAL
GYM FLEX	24X15	LOWER	CARPET	MICROWAVE	YES	EXHAUST FAN
REC ROOM	26X39	LOWER	HARDWOOD	PUBLIC SCHOOLS		
THEATER ROOM/FLEX	35X17	LOWER	CARPET	GREEN BAY AREA PUBLIC SCHOOL DISTRICT		
KITCHENETTE	11X9	LOWER	HARDWOOD	ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
FLEX SPACE	11X24	3RD LEVEL	CARPET	WEQUICK ELEMENTARY SCHOOL	RED SMITH MIDDLE SCHOOL	PREBLE HIGH SCHOOL
UNFINISHED FLEX SPACE	18X49 / 17X5	UPPER				

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.