

# Sandra Ranck

REAL ESTATE COLLECTIVE



PINNACLE  
LOCATION



KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

FIND US ON SOCIAL MEDIA AND SCAN QR CODE FOR MORE INFORMATION ON THIS STUNNING OPPORTUNITY



IF WATER, BIG NATURE AND SUNSET VIEWS INSPIRE YOU THEN YOU MAY WANT TO TAKE A LOOK AT THIS UNIQUE OPPORTUNITY. LOCATED IN THE HEART OF THE BAY 'VIEWING CORRIDOR' AMONG SOME OF THE AREA'S MOST ELITE RESIDENCES THIS HOME OFFERS EPIC, PANORAMIC, STUNNING ALL DAY EVERY DAY BAY VIEWS OF EVER CHANGING LIGHT, SKY COLORS AND CLOUD FORMATIONS...GORGEOUS! THIS SPRAWLING 5290' 5 BDRM HOME HAS BEEN MASSIVELY UPDATED IN '21 & '22 W/ WINDOWS/ALL NEW KITCHEN & BATHS/INTERIOR & EXTERIOR LIGHTING/PAINT/WRAP AROUND PORCH/2 NEW FURNACES/1 OF 2 NEW CENTRAL AIR UNITS. ROOF NEW IN '17 & '19. NATURAL LIGHT FILLED PLACES FOR ALL TO ENJOY. THE POSSIBILITIES & POTENTIAL OF THIS HOME & LOCATION ARE UNLIMITED...PINNACLE LOCATION!

ADDRESS		LISTING AGENT	PRICE
3133 BAY SETTLEMENT		SANDRA RANCK	PLEASE CALL
CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL
GREEN BAY	BROWN	TOWN OF SCOTT	SC-86-2/\$9,025
			ZIP CODE
			54311-9791

ROOM	SIZE	LEVEL	FLOOR	STYLE	BEDS	BATHS
FAMILY ROOM	22X16	MAIN	LVP	I-STORY	5	3.5
KITCHEN	18X21	MAIN	LVP	EST SQ FT		GARAGE
DINETTE	18X8	MAIN	LVP	5,280	.95	4-STALLS (2/2-STALLS)
4-SEASONS ROOM	16X16	MAIN	LVP	MAIN		LOWER
GREAT ROOM	25X18	MAIN	LVP	3,060	N/A	2,220
PRIMARY BEDROOM	30X34	MAIN	LVP	MECHANICALS		FEATURES
PRIMARY BATHROOM	FULL	MAIN	LVP	HEAT TYPE	GFA (2)	EXTERIOR
EN-SUITE BEDROOM	16X12	MAIN	CARPET	CENTRAL AIR	YES (2)	WINDOW TREATMENTS
EN-SUITE BATHROOM	HALF	MAIN	LVP	WATER SOFTENER	YES - OWNED	WARRANTY
BEDROOM 3	16X15	MAIN	CARPET	WATER HEATER	YES	INSPECTION
BEDROOM 4	13X11	LOWER	CARPET	SUMP PUMP	YES	FIREPLACE
BATHROOM 3	FULL	MAIN	LVP	BASEMENT	FULL	DECK/PATIO
BEDROOM 5 W/ BUILT-IN SAFE ROOM	28X13	LOWER	LVP	ROOF	ASPHALT	WATER
BATHROOM 4	FULL	LOWER	LVP	FLOOD PLAIN	UNKNOWN	SEWER
GYM/FLEX	21X15	LOWER	LVP	ZONING	RESIDENTIAL	AGE
REC ROOM	22X15	LOWER	LVP	UTILITY-GAS AVG	\$77	1970
DEN/OFFICE	28X13	LOWER	LVP	UTILITY-ELECTRIC AVG	\$165	
				KITCHEN		
				RANGE	YES	REFRIGERATOR
				DISHWASHER	YES	DISPOSAL
				MICROWAVE	NO	EXHAUST FAN
				PUBLIC SCHOOLS		
				GREEN BAY SCHOOL DISTRICT		
				ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
				WEQUIOCK ELEMENTARY	RED SMITH K-8	PREBLE HIGH SCHOOL

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.