

Sandra Ranck

REAL ESTATE COLLECTIVE



BEAUTIFUL OPPORTUNITY
in HUNTER'S RUN



KELLERWILLIAMS
Luxury
INTERNATIONAL

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

EXCEPTIONAL 5 BDRM HOME IN HIGHLY SOUGHT AFTER HUNTER'S RUN (A NATURE-BASED WATERSIDE COMMUNITY THAT FAVORS QUIET & TRANQUILITY THROUGH THE USE OF WATER, WINDING STREETS & NATURAL PLANTINGS). STUNNING CUSTOM HOME IN PHENOMENAL CONDITION FEATURES A COMPLETELY RENOVATED KITCHEN W/ LARGE WALK-IN PANTRY, 1ST FL LUXURY PRIMARY SUITE W/ UPDATED BATH, HICKORY HW FLOORS, NEW INTERIOR PAINT TO A FRESH NEUTRAL, TONS OF NATURAL LIGHT, SPACIOUS ROOMS, ALL BDRMS ENSUITE OR DUAL ENTRY, NEWLY FINISHED LL ('22). RESIDENTS ENJOY FISHING THE STOCKED PONDS, BEACH AREA, TENNIS/PICKLEBALL/BASKETBALL COURTS, PLAYGROUND AREA & KAYAK LAUNCH AREA. HUNTER'S RUN IS ALSO ADJACENT TO BARKHAUSEN WILDLIFE PRESERVE (9+ MILES OF TRAILS). MINUTES TO SHOPPING/RESTAURANTS & IN THE OUTSTANDING HOWARD SUAMICO SCHOOL DISTRICT. BEAUTIFUL OPPORTUNITY!!!

ADDRESS	LISTING AGENT	PRICE
1070 CROWN POINTE CIRCLE	SANDRA RANCK	PLEASE CALL

CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE
SUAMICO	BROWN	VILLAGE OF SUAMICO	SU-2726 \$8,867	54173-8077

STYLE	BEDS	BATHS
2 STORY	5	4.5

EST SQ FT	LOT SIZE	GARAGE
3,659	.47	3-STALLS

ROOM	SIZE	LEVEL	FLOOR
LIVING	17X23	MAIN	HARDWOOD
KITCHEN	11X18	MAIN	HARDWOOD
DINETTE	12X12	MAIN	HARDWOOD
PRIMARY BEDROOM	14X16	MAIN	CARPET
PRIMARY BATHROOM	11X11	MAIN	TILE
BATHROOM 2	HALF	MAIN	HARDWOOD
LAUNDRY ROOM	13X7	MAIN	TILE
EN SUITE - BEDROOM	13X14	UPPER	CARPET
EN SUITE- BATHROOM	FULL	UPPER	TILE
BEDROOM 3	14X15	UPPER	CARPET
BEDROOM 4	11X14	UPPER	CARPET
BATHROOM 4	FULL-DUAL ENTRY	UPPER	TILE
FAMILY ROOM	21X19	LOWER	LVP
BEDROOM 5	19X11	LOWER	LVP
BATHROOM 5	8X8	LOWER	LVP

MAIN	UPPER	LOWER
1,887	972	800

MECHANICALS		FEATURES	
HEAT TYPE	GAS	EXTERIOR	BRICK/SMART SIDING
CENTRAL AIR	YES	WINDOW TREATMENTS	YES
WATER SOFTENER	YES - OWNED	WARRANTY	NO
WATER HEATER	YES	INSPECTION	
SUMP PUMP	YES	FIREPLACE	GAS
BASEMENT	FULL	DECK/PATIO	PATIO
ROOF	FIBERGLASS/SINGLES	WATER	MUNICIPAL
FLOOD PLAIN	UNKNOWN	SEWER	MUNICIPAL
ZONING	RESIDENTIAL	AGE	2012
UTILITY - GAS AVG	\$55		
UTILITY - ELECTRIC	\$192		

KITCHEN			
RANGE	ELECTRIC	REFRIGERATOR	2- KITCHEN + PANTRY
DISHWASHER	YES	DISPOSAL	YES
MICROWAVE	YES	EXHAUST FAN	VENTS OUTSIDE

PUBLIC SCHOOLS		
HOWARD SUAMICO		

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
BAY HARBOR ELEMENTARY	BAY VIEW	BAY PORT

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.