







INDIAN TRAILS









RICH, WARM, SOPHISTICATED 4 BDRM RANCH ON A PICTURESQUE, PRIVATE 1.09 ACRE LOT ON ONE OF THE PRETTIEST STREETS IN BROWN COUNTY IN HIGH DEMAND NATURE FILLED INDIAN TRAILS. INTERIOR HIGHLIGHTS INCLUDE RENOVATED KITCHEN (WOLF DOUBLE OVENS & MICROWAVE/GAS RANGE/NEW HARDWOOD FLOORS/NEW UPPER CABINETS), RENOVATED PRIMARY BATH (HEATED FLOORS & TOWEL BAR), UPDATED FP WALL, ALL WOOD FLOORS REFINISHED, UPDATED LIGHTING, ENTIRE MAIN LEVEL REPAINTED, 3 BDRMS MAIN LEVEL, FINISHED LL INCLUDES A SPACIOUS BDRM/FAMILY ROOM/FULL BATH/TONS OF STORAGE. EXTERIOR HIGHLIGHTS INCLUDE ALL NEW HARDSCAPE, FIREPLACE, PATIOS, THINNING OF TREES TO OPEN UP THE YARD & VIEWS. ROOF IS ABOUT 8 YEARS OLD. NEWER MARVIN WINDOWS THROUGHOUT. OUTSTANDING OPPORTUNITY IN A FANTASTIC LOCATION!

ADDRESS 4534 ALGONQUIN TRAIL			LISTING AGENT SANDRA RANCK			PRICE PLEASE CALL			
CITY	COUNTY		MUNICIPALITY		TAXES	TAXES/PARCEL		ZIP CODE	
HOBART	BROWN		VILLAGE OF HOBART		HB-1491-A-272 \$8,162		54313-9527		
STYLE	BEDS		BATHS	BATHS EST SQ I		T LOT SIZE		GARAGE	
I STORY	4		3.5	3,671		1.08		3-STALLS	
ROOM	SIZE	LEVEL	FLOOR	MAIN		UPPE	R	LOWER	
FOYER	ЩХ6	MAIN	MAPLE HW	2,656	5	-		1,015	
DINING ROOM	14XII	MAIN	MAPLE HW	MECHANICALS			FEATURES		
GREAT ROOM	25X18	MAIN	MAPLE HW	HEAT TYPE	GAS	F	KTERIOR	STONE/VINYL	
KITCHEN	I4X18	MAIN	MAPLE HW	CENTRAL AIR	YES		INDOW TREATM	ENTS YES	
DINETTE	4X	MAIN	MAPLE HW	WATER SOFTENER	YES - OWN	VED W	ARRANTY	NO	
SUNROOM	I4XI5	MAIN	MAPLE HW	WATER HEATER	YES	IN	SPECTION	NO	
PRIMARY BEDROOM	18X15	MAIN	MAPLE HW	SUMP PUMP	YES	YES FIREPL		GAS	
PRIMARY BATHROOM	FULL	MAIN	TILE	BASEMENT	FULL	FULL DECK		ΡΑΤΙΟ	
BEDROOM 2	IIXI2	MAIN	MAPLE HW	ROOF	ASPHALT*	W	ATER	MUNICIPAL	
BEDROOM 3	IIXI3	MAIN	MAPLE HW	FLOOD PLAIN	UNKNOWN	SE	EWER	MUNICIPAL	
BATHROOM 2	FULL	MAIN	TLE	ZONING	RESIDENTIA	L A	ĴE	1991	
BATHROOM 3	HALF	MAIN	TLE	UTILITY - GAS AVI	G \$65				
LAUNDRY/LOCKER ROOM	12X9	MAIN	TLE	UTILITY - ELECTRI	C \$208				
FAMILY ROOM	I5X2I	LOWER	LVP						
BEDROOM 4	17X18	LOWER	LVP	*APPROX 8YRS OLD					
BATHROOM 4	FULL	LOWER	TILE		<u> </u>	TCHEN			
FLEX AREA	I5XI7	LOWER	LVP	RANGE	GAS	REFRIGER		YES	
				DISHWASHER	YES	DISPOSAL		YES	
				MICROWAVE	YES	EXHAUST		VENTS OUTSIDE	
					PUBLIC SCHOOLS				
					PUBLIC SCHOOLS PULASKI				
				ELEMENT	ARY	Y MIDDLE SCHOOL		HGH SCHOOL	
				HILLCRE	HILLCREST		PULASKI MIDDLE SCHOOL PULA		

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.