



# COASTAL. LEGACY. TRANQUIL. RETREAT.

At the gateway to Door County, this is Wisconsin's Waterfront Living at its absolute finest! Sophisticated renovated (Paul Johnson) rustic cottage/home with panoramic Bay views, RARE SAND beach AND a 4 guest room 2304' Coach House w/ 6 stall garage. Total combined 5104'. Both in mint condition w/ tons of charm & offer the ultimate waterfront living experience. 20 minutes to both Door County & Green Bay. Flat lawn leads to a newly constructed massive limestone seawall providing a user-friendly entry to the water. Outdoor living areas include a spacious patio, firepit, enclosed secret garden & potting shed with Dutch door. Dock/boat/2 jet ski lift included. Legacy property has space for all those you love to play together & then retreat to their own space for your peace at night. Parcels GB-790 & GB-801 sold as one. Once in a lifetime opportunity FOR REAL!!!

## LISTING AGENT

SANDRA RANCK

## CONTACT INFORMATION

920-265-5033 | SANDRA@SANDRARANCK.COM

## PRICE

PLEASE CALL

## ADDRESS

6039 SUNSET SHORES ROAD

## CITY

LUXEMBURG

## ZIP CODE

54217-9100

## COUNTY

BROWN

## MUNICIPALITY

TOWN OF GREEN BAY

## PARCEL | TAXES

GB-790 & GB-801 | \$13,427

## MAIN HOUSE

2,880

## COACH HOUSE

2,304

## GARAGE

6-STALLS

## STYLE

1.5-STORY WITH COACH HOUSE

## EST SQ FT

5,184

## LOT SIZE

.24

## ROOM

## SIZE

## LEVEL

## FLOOR

### MAIN HOUSE:

FOYER 4X5 MAIN HARDWOOD

GREAT ROOM 18X35 MAIN HARDWOOD

DINING ROOM 16X18 MAIN HARDWOOD

KITCHEN 14X17 MAIN HARDWOOD

REACH IN PANTRY & DRY BAR 4X4 MAIN HARDWOOD

BEDROOM 2 | OFFICE | LAUNDRY 12X13 MAIN ENGINEERED HW

BATHROOM FULL MAIN STONE TILE

BEDROOM 3 12X11 MAIN CARPET

PRIMARY BEDROOM 15X24 LOFT HARDWOOD

PRIMARY BATHROOM FULL LOFT HARDWOOD

### COACH HOUSE:

LOCKER ROOM | ENTRY 6X11 UPPER LV HW

KITCHEN 11X18 UPPER LV HW

BATHROOM FULL UPPER LV HW

GREAT ROOM 24X27 UPPER CARPET

FAMILY ROOM | FLEX 12X20 UPPER CARPET

GUEST ROOM ONE 15X17 UPPER CARPET

GUEST ROOM TWO 11X17 UPPER CARPET

BATHROOM FULL UPPER STONE TILE

GUEST ROOM THREE 13X12 LOFT CARPET

GUEST ROOM FOUR 13X12 LOFT CARPET

LAUNDRY ROOM 11X11 LOWER CONCRETE

## BEDROOMS

MAIN 3 BEDS | COACH 4 GUEST

## BATHROOMS

MAIN 2 FULL | COACH 2 FULL

## PROPERTY DETAILS

AGE 1990 ZONING RESIDENTIAL

BUILDER PAUL JOHNSON - RENO FLOOD PLAN UNKNOWN

ROOF BOTH ASPHALT '06 WARRANTY NO

EXTERIOR BOTH LP SMART SIDING '25 INSPECTION NO

WINDOWS MARVIN SEWER & WATER CITY | WELL

WINDOW TREATMENTS ALL INCLUDED UTILITIES | ELECTRIC \$127

PATIO | DECK MAIN PATIO | COACH BOTH UTILITIES | GAS \$155

FENCE MAIN METAL SECURITY SYSTEM MAIN

## MECHANICALS

WATER HEATER BOTH HEAT TYPE MAIN GAS | COACH BOILER

SUMP PUMP MAIN FIREPLACES MAIN GAS

WATER SOFTENER MAIN CENTRAL AIR BOTH

## APPLIANCES

RANGE BOTH GAS RANGE VENT BOTH VENTS OUT

BEVERAGE REFRIGERATOR MAIN REFRIGERATOR MAIN

WASER & DRYER BOTH DISHWASHER MAIN

## PUBLIC SCHOOL DISTRICT

LUXEMBURG-CASCO SCHOOL DISTRICT R-12



Find us on social media and scan QR code for more information on this stunning opportunity

