

# PROPERTY amenities

6 0 3 9 S U N S E T S H O R E S R O A D | L U X E M B U R G

## PROPERTY DETAILS

YEAR BUILT: 1990

RENOVATIONS: Paul Johnson 2000

INTERIOR DESIGNERS: Designs of the Interior of Green Bay and Mitch Wise of Door County

ROOF: Both Asphalt Shingles 2006

GARAGE: Heated | Sink | Storage Cabinets | Water Hose Hookup - Inside and Outside | Refrigerator | Freezer | Washer and Dryer

EXTERIOR: Both; LP Smart Siding 2025

WINDOWS: Marvin

WINDOW TREATMENTS: Custom, All Included

MECHANICALS: Main House: Zoned HVAC - Gas Heat and A/C 2025 | Water Heater 2006 | Sump Pump 2026 | Water Softener | Irrigation System | Security System | Audio System

Coach House: Forced Hot Water Boiler | A/C | Water Heater

APPLIANCES: Main House: JennAir Cabinet Front Armoire Refrigerator 2021 | Viking Gas Range 2006 | Bosch Dishwasher 2024 | Two Beverage Refrigerators | Washer and Dryer

Coach House: Gas Stovetop | In Garage: Refrigerator | Washer and Dryer | Freezer

ACREAGE: .24

WATER FRONTAGE: 60'

SQUARE FOOTAGE TOTAL: 5,184

MAIN HOUSE: 2,880

COACH HOUSE: 2,304

BEDROOMS: Main House: 3 | Coach House Guest Rooms: 4

BATHROOMS: Main House: 2 Full | Coach House: 2 Full

## PROPERTY FEATURES

Tranquil Retreat a Short Drive to Door County and Green Bay | Sandy Beach Shoreline | Dock, Boat and Jet Ski Lifts (Included) | Professionally Designed with High-end Finishes | Potting Shed with Secret Garden | Several Gathering Places for Quiet Intimate Evenings and Large Joyous Gatherings

## INCLUSIONS | EXCLUSIONS

**Inclusions:** Both: Kitchen Appliances (excluding nonfunctional Refrigerator in Coach) | Both: Washer and Dryer | Coach: Pool Table, Piano and Twin Beds | TVs in Both Great Rooms and Garage

**Exclusions:** Personal Property | Staging Items | Main: Main Level Bathroom Mirror

*Sandra Ranck*

REAL ESTATE COLLECTIVE

This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.

# PROPERTY amenities

6 0 3 9 S U N S E T S H O R E S R O A D | L U X E M B U R G

## PROPERTY UPDATES

- New Sea Wall
- New Interior Beams in Great Room
- New Siding. 2025
- Water Treatment System
- New Bosch Dishwasher and Disposable
- Potting Shed

*Sandra Ranck*  
REAL ESTATE COLLECTIVE

*This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.*

# PROPERTY amenities

6 0 3 9 S U N S E T S H O R E S R O A D | L U X E M B U R G

## MAIN HOUSE

### FOYER | FRONT ENTRANCE

- Covered Front Porch with Ceiling Fans and Porch Swing
- Ormate Door-Knocker
- Quarter-Lite Front Door
- Wide Plank Hand-Scraped Hardwood Flooring

### GREAT ROOM

- Wall of Windows Providing Panoramic Bay and Sunset Views
- Two Sets of Double-Hung Windows to Front Yard
- Second Story Triple-Hung Windows to Front and Backyard
- Glass Doors to Back Patio and to Fully Fenced in Side Yard
- Custom Window Treatments (Included)
- Gas Fireplace with 2-Story Stone Surround and Limestone Ledge Hearth
- Directional Recessed Lighting Above Fireplace
- 2-Story Beamed Ceiling with Dramatic Large Scale Chandelier
- Multiple Seating Areas
- Wide Plank Hand-Scraped Hardwood Flooring

### DINING ROOM

- Open to Great Rooms and Kitchen
- Very Spacious
- Long Metal Lantern Style Chandelier
- Stairs to Upper Level
- Hall Closet
- Wide Plank Hand-Scraped Hardwood Flooring

### REACH-N PANTRY AND DRY BAR

- Tuck-Away Bar with Stone Countertop, Bifold Doors, Glass Shelving and Mirror Backing
- Beverage Refrigerator
- Fitted Reach-In Pantry
- Built-In Cabinet Door Leading to Hidden Crawl Space
- Wide Plank Hand-Scraped Hardwood Flooring

### KITCHEN

- Wall of Windows Providing Panoramic Bay and Sunset Views
- Enormous Fitted Island with Farmhouse Apron Sink, Beverage Refrigerator, Concrete Countertop, Barstool Seating, Cabinet Storage on Both Sides and Hammered Copper Prep Sink
- Industrial Pendant Lighting
- Recessed Lighting
- Viking 6 Burner Gas Range with Griddle and Oven, Bosch Cabinet Front Dishwasher and JennAir Cabinet Front Armoire Refrigerator
- Custom Restaurant-Grade Wood Hood with Fan (Vents to Outside)
- Butcher Block Countertop
- Custom Cabinetry and Open Shelving
- 2-Story Limestone Backsplash
- Wide Plank Hand-Scraped Hardwood Flooring

### BATHROOM

- Wood Plank Ceiling with Crown Molding
- Vanity with Two Sinks, Custom Concrete Countertop, Designer Light Sconces, Recessed Lighting and Cabinet Storage (Mirror Excluded)
- Tile Walk-In Shower with Glass Door, Hand-Held and Mounted Shower Heads, Recessed Light and Product Niche
- Private Water Closet with Window
- Door to Outside
- Stunning Stone Tile Flooring

### OFFICE | LAUNDRY ROOM | BEDROOM

- Windows Providing Stunning Bay and Sunset Views with Roman Shades
- Wood Plank Ceiling with Crown Molding
- Grass Cloth Wall Covering
- Reach-In Doublewide Closet
- Laundry Closet with Washer and Dryer (Included)
- Frosted Glass French Door
- Engineered Hardwood Flooring

*Sandra Ranck*  
REAL ESTATE COLLECTIVE

*This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.*

# PROPERTY amenities

6 0 3 9 S U N S E T S H O R E S R O A D | L U X E M B U R G

## MAIN HOUSE

### BEDROOM THREE

- Windows to Front and Side Yard (East & South)
- Custom Drapery and Blinds
- Wood Plank Ceiling with Crown Molding
- Vintage-Style Petite Crystal Chandelier
- Double Door Reach-In Closet
- Carpet Flooring

### UPPER LEVEL LOFT

### LUXURY PRIMARY BEDROOM

- Triple-Hung Windows Providing Panoramic Bay and Sunset Views
- Extended Window Seat with Built-In Armoire-Style Closets with Additional Storage
- Windows and Sconce Lighting Flanking Bed Area
- Custom Window Treatments and Blinds
- Recessed Lighting
- Ceiling Fan
- Wide Plank Hand-Scraped Hardwood Flooring

### LUXURY PRIMARY BATHROOM

- Triple-Hung Windows with Views to Front Yard
- Custom Vanity with Two Sinks, Marble Countertop, Sconce Lighting and Mirrors
- Large Kohler Soaking Tub
- Crystal Chandelier
- Large Tile Walk-In Shower with Product Niche, Hand-Held and Mounted Shower Heads
- Private Water Closet with South Window
- Wall of Built-In Storage Cabinets
- Stone Tile Flooring

### MISCELLANEOUS

- High Quality Massive Renovation by Paul Johnson
- Interior Designed by Designs of the Interiors of Green Bay and Mitch Wise of Door County
- Quiet No-Through Street with Legacy Cottages and Homes
- Halfway Between Door County and Green Bay (20 Minutes to Each Area)

### EXTERIOR

- RARE Sand Beach with Panoramic Bay Views
- Recently Built Large Scale Limestone Rip-Rap Wall with Stairs to Beach, Firepit and Yard
- Dock, Boat, and Two Jet Ski Lifts
- Covered Front Porch on Main Home
- Back and Front Upper Deck on Carriage Home
- Front Yard of Main Home Enclosed with Wrought Iron Fencing with Front Gate Flanked by Stone Pillars
- Stunning Mature Landscaping Featuring Flowering Perennials, Lawn Areas, Mature Trees, Flat Yard
- Spacious Patio with Ambient Night Lighting

*Sandra Ranck*  
REAL ESTATE COLLECTIVE

*This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.*

# PROPERTY amenities

6 0 3 9 S U N S E T S H O R E S R O A D | L U X E M B U R G

## COACH HOUSE

### LOCKER ROOM | ENTRY

- Custom Storage Lockers with Built-In Shelving and Cubbies
- Luxury Vinyl Hardwood Plank Flooring

### GREAT ROOM

- Center Hinged Triple Full Lite Door Providing Bay and Sunset Views Leading to a Balcony
- Center Hinged Triple Full Lite Door Leading to Deck with Stairs to Quiet and Peaceful Backyard, Secret Garden and Potting Shed
- Additional Double-Hung Windows to West and North
- Custom Roman Shades
- Skylights
- Stone Wall with Built-Ins and TV (Included)
- Wall of Custom Built-In Bookshelves
- Multiple Use Areas (Family Room, Music Area, Pool Table Area/Game Area)
- Recess Light
- Ceiling Fan
- Carpet Flooring

### KITCHEN

- 2 Fitted Islands with Chandeliers Above, Concrete Countertop Barstool Seating and Cabinet Storage
- Bank of North and East Windows
- Whirlpool Gas Cooktop with Hood Vent, Oven and Microwave
- Recessed Lighting
- Sink with Window Above
- Luxury Vinyl Hardwood Plank Flooring

### BATHROOM

- Custom Vanity w/ Cement Counter/Cabinetry
- Private Water Closet
- Linen Storage
- Separate Walk-In Tile Shower with Pedestal Sink, Toilet and Pocket Door

### GUEST ROOM SUITE AREA ONE

- South and West Windows (Bay View)
- Custom Blinds
- Carpet
- Door to Full Bath
- Carpet Flooring

### DUAL BEDROOM ENTRY FULL BATH 2

- Two Custom Vanities with Granite Countertop, Mirrors, Light Sconces and Cabinetry Storage
- Stone Tile Walk-In Shower with Frosted Glass Door
- Linen Tower
- Door to both Bedrooms
- Stone Tile Flooring

### GUEST ROOM SUITE AREA TWO

- South and East Windows
- Custom Roman Blinds
- Custom Built-In Closet
- Door to Full Bath
- Carpet Flooring

### UPPER LEVEL LOFT

### GUEST ROOMS TWO AND THREE

- Windows Looking Out to Side Yard
- Custom Window Treatments
- Carpet Flooring

### CARRIAGE HOUSE GARAGE

- 6-Stalls (4 Stalls Wide with 2 Tandem Stalls)
- Laundry Closet
- Storage Closet
- Workbench with Storage Cabinets Under and Tall Storage Cabinets
- Utility Sink
- Refrigerator and Freeze (Included)
- Two Side Service Doors
- Epoxy Flooring with Floor Drains

*Sandra Ranck*  
REAL ESTATE COLLECTIVE

*This document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An offer to purchase would dictate what is included in the sale.*

| T | 920-265-5033 | E | sandra@sandrananck.com | A | 340 N. Broadway, Green Bay



Visit Our Website



Visit us on Instagram