
Sandra Ranck
REAL ESTATE COLLECTIVE




VIRTUALLY STAGED


eXp REALTY
LUXURY




VIRTUALLY STAGED



One owner, high quality, custom built home by Van's Lumber on 8.56 wooded acres in Brussles/Door County WI. 10 Minutes to Sturgeon Bay & 45 minutes to Green Bay. Peacefully nestled in across from a Door County cherry orchard & 5 minutes to Riley's Bay public boat launch. Enjoy natural organic elements such as a cedar & stone exterior, front stacked stone, substantial walled stone back patio, large covered front porch, real wood cherry hardwood floors, custom wood cabinetry & a free standing wood stove. Currently used as a main home this could also be the perfect Door County retreat. The possibilities are endless both with the home and the land. An abundance of natural light & gorgeous nature views are yours on a large scale with the walls of windows. Attributes include two bedroom suites, flex room/office could also be a third bedroom, spacious 2 story family room, dining area & well appointed kitchen, 2.5 baths, main level laundry & an entire unfinished lower level for future expansion.

LISTING AGENT	CONTACT INFORMATION	PRICE
SANDRA RANCK	920-265-5033 | SANDRA@SANDRARANCK.COM	PLEASE CALL

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	PARCEL | TAXES
8606 RILEY'S BAY ROAD	BRUSSELS	54204	DOOR	TOWN OF GARDNER	012-02-14272443E | $6,709

EST SQ FT	LOT SIZE	GARAGE
2,005	8.56	2-STALLS

MAIN LEVEL	UPPER
1,568	437

STYLE	BEDS	BATHS
2-STORY	2	2 FULL | 1 HALF

ROOM	SIZE	LEVEL	FLOOR
FOYER	15X13	MAIN	HW
PRIMARY BEDROOM	20X12	MAIN	CARPET
PRIMARY BATHROOM	FULL	MAIN	TILE
GREAT ROOM	19X17	MAIN	CARPET
OFFICE	14X13	MAIN	HW
DINETTE	14X17	MAIN	HW
KITCHEN	13X13	MAIN	HW
BATHROOM	HALF	MAIN	TILE
LAUNDRY	6X5	MAIN	TILE
BEDROOM TWO	12X14	UPPER	CARPET
FLEX SPACE	11X12	UPPER	CARPET
BATHROOM THREE	FULL	UPPER	TILE

SCHOOL DISTRICT
SOUTHERN DOOR COUNTY

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
SOUTHERN DOOR	SOUTHERN DOOR	SOUTHERN DOOR

PROPERTY DETAILS			
AGE	2005	ZONING	RESIDENTIAL
BUILDER	VAN'S BUILDERS	FLOOD PLAN	UNKNOWN
ROOF	ASPHALT | ORIGINAL	WARRANTY	NO
EXTERIOR	STONE & CEDAR	INSPECTION	NO
WINDOWS	ANDERSON | ORIGINAL	IRRIGATION SYSTEM	YES
PATIO	FLAGSTONE	PORCH	COVERED

MECHANICALS			
WATER HEATER	YES | 2025	HEAT TYPE	LP GAS
WATER SOFTENER	YES | OWNED	CENTERAL AIR	YES
SUMP PUMP	YES & BACKUP	WOODSTOVE	WOOD
UTILITIES	GAS $ | ELECTRIC $	WATER & SEWER	WELL | MOUND

APPLIANCES			
RANGE | OVEN	FRIGIDAIRE	RANGE VENT	UNKNOWN
BEVERAGE REFRIGERATOR	YES	REFRIGERATOR	FRIGIDAIRE
MICROWAVE	FRIGIDAIRE	DISHWASHER	FRIGIDAIRE
WASHER	YES	DRYER	ELECTRIC

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. **NOT INCLUDED: PERSONAL PROPERTY OF THE SELLER