

# Sandra Ranck

REAL ESTATE COLLECTIVE



STAND-ALONE CONDO IN A  
SERENE SETTING





Gentle rolling hills provide a peaceful calming nature setting for this serene free standing condo community. Enjoy walks on the trail (future connection to Howard Trails) that includes a meadow area, woods & quiet streets. An equestrian center borders the property which further enhances the feeling of calm & provides beautiful visual interest. All units provide a zero entry to main and garage doors. Purchase existing or build your own as additional units are available. There are a total of 33 units all with the same floorplan and exteriors. Interiors selections vary depending on your choices. Unique opportunity to enjoy the ease and convenience of condo living w/ the independence and freedom of an individual home. HOA includes lawn maintenance and snow removal. Quiet country setting conveniently close to Green Bay.

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	PARCEL
4001 ANTWERP   UNIT 33	GREEN BAY	54313-1392	BROWN	VILLAGE OF HOWARD	VH-4263

ROOM	SIZE	LEVEL	FLOOR
FOYER	8X13	MAIN	LVP HW
GREAT ROOM	18X21	MAIN	LVP HW
KITCHEN	12X17	MAIN	LVP HW
BUTLER'S PANTRY	11X5	MAIN	LVP HW
DINETTE	12X14	MAIN	LVP HW
PRIMARY BEDROOM	13X14	MAIN	CARPET
PRIMARY BATHROOM	FULL	MAIN	LVP HW
BEDROOM TWO	11X13	MAIN	CARPET
BATHROOM TWO	FULL	MAIN	LVP HW
LAUNDRY ROOM	5X10	MAIN	LVP HW
UNFINISHED LOWER LEVEL	39X49	LOWER	CONCRETE

STYLE	BEDS	BATHS
I-STORY	2	2

EST SQ FT	LOT SIZE	GARAGE
1,640	.26	2-STALL

MAIN	LOWER
1,640	UNFINISHED 1,529

MECHANICAL		FEATURES	
BUILDER	MICHAELS CUSTOM HOMES	ZONING	RESIDENTIAL
AGE	2024	FLOOD PLAIN	UNKNOWN
ROOF	30 YR SHINGLE	WARRANTY	NO
EXTERIOR	VINYL	INSPECTION	NO
PATIO   DECK	DECK   COVER PATIO	WATER	MUNICIPAL
LOWER LEVEL	UNFINISHED	SEWER	MUNICIPAL
HEAT TYPE	GAS	FIREPLACE(S)	GAS
CENTRAL AIR	YES	WINDOW TREATMENTS	NO
WATER HEATER	YES	SUMP PUMP	YES
WATER SOFTENER	NO	HOA MONTHLY FEE	\$160

APPLIANCES			
RANGE   OVEN	LG ELECTRIC	RANGE HOOD	SELF-VENTING
MICROWAVE	LG	REFRIGERATOR	LG
DRYER	ELECTRIC HOOKUP	DISHWASHER	LG

PUBLIC SCHOOL DISTRICT			
HOWARD SUAMICO SCHOOL DISTRICT			

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
MEADOWBROOK	BAY VIEW	BAY PORT



LUXURY

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