

PROPERTY amenities

3 4 1 3 B L A C K B E R R Y L A N E | G R E E N B A Y

PROPERTY DETAILS

YEAR BUILT: 2021

BUILDER: Ryczek Construction (Abrams/Shawano)

ROOF: Both Asphalt Shingles

GARAGE: 4.5-Stalls | Heated | Sink | Fully Finished | Staircase to Lower Level | Doors Leading to Deck and to Outdoor Stairs Leading to Backyard

EXTERIOR: Gas Hook Up on Patio for Grill and Fire Pit | Additional Fire Pit in Wooded Area | Irrigation System in Beds and Lawn | Invisible Fence | Partially Covered 2x6 Treated Lumber Deck with Black Aluminum Railing | Staircase to Backyard Pool Area and Additional Staircase from Driveway to Backyard Pool Area | Polyurea Chip System Patio (Legacy Concrete Coating in Appleton) | 28,000 Gallon Inground Pool | Hot Tub Spa 2021 | Circle Driveway | Updated Backyard Landscaping - New Shrubs and Stone 2024 | Light Pillars Flanking Both Driveway Entries | Permanent Trimlighting in Eaves (Bay Custom Lighting) | Storage Shed

WINDOWS: Alliance

WINDOW TREATMENTS: Cellular Shades and Some Curtains (Exclude Primary Suite and Half Bathroom Curtains)

MILLWORK: Showcase Kitchens of Green Bay

MECHANICALS: HVAC: 4-Zones Heat and AC | Water Heater 75 Gallon with Continuous Circulation for Instant Hot Water | Water Softener | Radon Mitigation System | Sump Pump | Ring Security System

APPLIANCES: Main Level - Frigidaire Gallery Refrigerator, Dishwasher, Drop-in Gas Range Cooktop, Wall Oven and Microwave and Whirlpool Washer and Dryer (Electric) | Lower Level - Whirlpool Refrigerator, Range/Oven, Dishwasher and Microwave

ACREAGE: 3

SQUARE FOOTAGE TOTAL: 3,796 | Main Level 2,247 | Lower Level 1,549

BEDROOMS: 4

BATHROOMS: 3 Full | 1 Half

PROPERTY FEATURES

Wooded Tranquil Retreat | Resort-Style In-Ground Pool Entertainment Oasis | Several Patio Doors Throughout Home Leading to Backyard | Creek in Wooded Area | Many Gathering Places for Quiet Intimate Evenings and Large Joyous Gatherings | Custom Designed | 10' Ceiling on Main Level and 9' Lower Level | Meticulously Maintained Inside and Outside | Short Drive to Restaurants, Shopping and Dining

INCLUSIONS | EXCLUSIONS

Inclusions: Hot Tub | Attached Decorative Shelving in Offices and Great Room | Outdoor Storage Shed | Utility Room Shelving (Both Rooms) | Hose Reel by Garage Sink | Cellular Window Shades | All Mounted TVs

Exclusions: Personal Items | Staging Items | Pet Collars for Invisible Fencing (Negotiable) | Curtains in Primary Suite and Half Bathroom – Most Personal Items are Negotiable (Excluding Staging Items)

Sandra Ranck

REAL ESTATE COLLECTIVE

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FOYER | FRONT ENTRY

- Spacious Covered Front Porch with Recessed Lighting and Pendant Decorative Light in Barrel Ceiling Leading Front Door
- Quarter Lit Front Door with Sidelites and Transom
- Full-View Glass Storm Door
- Double-Hung Windows with Transom Overlooking Front Yard
- Staircase in Foyer Leading to Lower Level
- Chandelier Over Staircase
- Tray Ceiling with Pendant Light
- Open to Great Room and Kitchen
- Engineered Hardwood Flooring

GREAT ROOM

- Bay of Windows with Transom Overlooking Backyard
- Full-View Door with Transom Leading to Deck
- Gas Fireplace with Floor to Ceiling Stone Surround with Wood Mantle
- Tray Ceiling with Coffered Beams
- Ceiling Fan with Light
- Cased Open with Transom to Main Hall
- Engineered Hardwood Flooring

KITCHEN

- Double-Hung Windows with Transom above Sink
- Two-Tone Custom Cabinets with Row of Upper Transom Cabinets
- Under Cabinet Lighting
- Broom/Cleaning Closet
- Oversized Island with Seating for 6-7, Cabinets on Both Sides, Beverage Refrigerator, Pendant Lighting
- Offset Double-Bowl Apron Sink with Garbage Disposal
- Solid Surface Countertop
- Subway Tile Backsplash
- SS Frigidaire Gallery Refrigerator, Drop-in Range Top, Stacked Wall Oven/Microwave and Dishwasher
- Cased Opening with Transom to Back Hall
- Barn Doors to Butler's Pantry
- Recessed Lighting
- Engineered Hardwood Flooring

BUTLER'S PANTRY

- Window with Transom Above Sink Overlooking Front Yard
- Pendant Light
- Barn Doors Leading to Kitchen
- Open Upper And Lower Shelving
- Spacious Countertop Prep Space
- Engineered Hardwood Flooring

ALL-SEASONS ROOM | DINNING ROOM

- Transom Row Above Cased Opening
- Bay of Windows with Transom Overlooking Backyard
- Glass Patio Doors with Transoms Leading to Side Deck and Main Deck
- Tray Ceiling with Chandelier
- Engineered Hardwood Flooring

BACK HALL | LOCKER

- Window with Transom Overlooking Front Yard
- Extended Bench with Cubbies
- Coat Hooks with Shelf Ledge Above
- Double-Door Reach-In Coat Closet
- Built-In Catchall Cabinet
- Cased Opening with Transom to Kitchen
- Door to Half Bathroom
- Tile Flooring

HALF BATHROOM

- Window with Transom Overlooking Front Yard
- Circular Tray Ceiling with Pendant and Ambient Lighting
- Apron Sink with Vanity, Solid Surface Countertop, Decorative Mirror and Vanity Light
- Tile Flooring

LAUNDRY ROOM

- Window with Transom Above Sink Overlooking Front Yard
- Folding Countertop with Hanging Bar and Open Shelving
- Entry with Barn Door to Main Hall and Pocket Door to Primary Walk-In Closet
- Ample Cabinet Storage
- Whirlpool Washer and Dryer (Included)
- Decorative Tile Flooring

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LOWER LEVEL

PRIMARY BEDROOM

- Glass Patio Doors with Transom Leading to Main Deck
- Row of Transom Above Bed Area
- Tray Ceiling with Shiplap and Ceiling with Light
- Ban Door Leading to Dual Walk-In Closets and Bathroom
- Fully Fitted Dual Walk-In Closet with Entry to Laundry Room
- Engineered Hardwood

PRIMARY BATHROOM

- Double-Hung Windows with Transom Overlooking Front Yard
- Fully Tiled Zero-Threshold Walk-In Shower with Mounted, Handheld and Rain Shower Heads, Frameless Glass Door, Built-In Bench, Product Niches and Recessed Lighting
- Extended Length Double Sink Vanity with Ample Cabinet Storage, Decorative Mirrors, Vanity Lights
- Linen Tower
- Tile Flooring

BEDROOM TWO

- Glass Patio Doors with Transom Leading to Main Deck
- Double-Door Reach-In Closet
- Chandelier Light Fixture
- Mounted TV and Shelf Above (Included)
- Engineered Hardwood

BATHROOM THREE

- Window with Transom Overlooking Front Yard
- Tub Insert with Subway Tile Surround, Mounted Shower Head and Product Shelves
- Sink with Vanity, Solid Surface Countertop, Decorative Mirror and Vanity Light
- Tile Flooring
- Linen Closet in Main Hall

FAMILY ROOM

- Glass Patio Doors Leading to Pool Area
- Floor to Ceiling Stone Gas Fireplace Surround with Mantel
- Built-In Cabinet with Floating Shelving
- Recessed Lighting
- Open to Kitchen and Dinette
- Luxury Vinyl Flooring

KITCHEN

- To Ceiling Cabinets with Floating Shelves, Under Cabinet Lighting
- Island with Seating, Cabinet Storage and Pendant Lighting
- SS Whirlpool Refrigerator, Range/Oven, Dishwasher and Microwave
- Recessed Lighting
- Luxury Vinyl Flooring

DINETTE

- Glass Patio Doors to Hot Tub and Pool Area
- Open to Kitchen and Family Room
- Recessed Lighting
- Luxury Vinyl Flooring

OFFICE

- Bay of Windows Overlooking Pond, Double-Hung Windows Overlooking Hot Tub Area and Double-Hung Windows Overlooking Side Patio
- French-Style Barn Doors Leading to Family Room, Kitchen and Dinette
- Chandelier Light Fixture
- TV (Included)
- Luxury Vinyl Flooring

LAUNDRY (Secondary)

- Folding Counter with Hanging Bar Above
- Kenmore Elite Washer and Dryer (Included)
- Luxury Vinyl Flooring
- Linen Closet in Hall

BEDROOM THREE

- Double-Hung Windows Overlooking Pool Area
- Double-Door Reach-In Closet
- Ceiling Fan with Light
- Luxury Vinyl Flooring

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BEDROOM FOUR

- Double-Hung Windows Overlooking Pool Area
- Double-Door Reach-In Closet
- Ceiling Fan with Light
- Luxury Vinyl Flooring

BATHROOM FOUR

- Split Bathroom - Separate Area with Tub Insert with Subway Tile Surround, Mounted Shower Head and Product Shelves and Toilet
- Double Sink with Vanity, Solid Surface Countertop, Decorative Mirrors and Vanity Lights
- Tile Flooring

MECHANICAL | STORAGE AREA

- Two Separate Areas for Storage and Mechanical
- Space for Pool Storage with Doors Leading to Backyard

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WATER & EXTERIOR features

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INGROUND POOL

- 28,000 Gallon Chlorine
- Custom Irregular 25'x45'
- Beach Entry
- Heated
- Plaster and Custom Color Ecofinish Aquabright 2022
- Automatic Hydraulic Safety Pool Cover (For Summer Use)
- Custom Pool Cover 2025 (For Winter Use)
- Diving Board
- All Equipment 2021
- Water Fountain Feature
- Dolphin Pool Cleaner - Included
- Beatbot Pool Cleaner 2025 - **Negotiable**
- Pool Storage Room
- Separate Electric Sub-Panel for Pool
- Installed by Poolworks

HOT TUB SPA

- Freestanding Unit 2021

POND

- Pump 2021
- Water Fountain Feature

OUTDOOR KITCHEN

- Covered and Spacious
- Stone Island and Concrete Countertop with Gas Hookup to Grill and Sink
- Addition Island with Seating
- Countertop Mounted Lighting
- Electrical Plugs
- Built-In Fire Glass Gas Fire Pit with Gas Hook Up

*See Additional Exterior Features on First Page

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