



# Sandra Ranch

REAL ESTATE COLLECTIVE



**SOPHISTICATED.  
SERENE.  
CLASSIC.  
REFRESHED.**

Stunningly elegant all brick classic Southern style Antebellum residence completely refurbished on a private serene wooded lot on a quiet cul de sac street. Architecturally significant inside & out w/ substantial columns, sweeping covered front porch & an abundance of picture rail & crown moldings. Interior features offer radiant heat throughout & a variety of spacious rooms which provide high function & an ease of living (2 offices, formal dining room, inviting great room, huge kitchen w/ large butler's pantry, incredible luxury primary suite w/ a Carrie Bradshaw level closet, 3.5 baths, w/o LL finished to the level of main home which includes an exercise room). Covered back patio overlooks waterfall pond, 2 upper balconies. Deeded water access to Lake Largo. AMAZING OPPORTUNITY... Move in and live your best life!

**LISTING AGENT**

SANDRA RANCK

**CONTACT INFORMATION**

920-265-5033 | SANDRA@SANDRARANCK.COM

**PRICE**

PLEASE CALL

**ADDRESS**

1383 SONATA COURT

**CITY**

GREEN BAY

**ZIP CODE**

54311

**COUNTY**

BROWN

**MUNICIPALITY**

CITY OF GREEN BAY

**PARCEL | TAXES**

21-6126 | \$10.633

**LOT SIZE**

.44

**EST SQ FT**

4,868

**GARAGE**

3-STALLS

**MAIN LEVEL**

1,716

**UPPER**

1,436

**LOWER LEVEL**

1,716

**STYLE**

2-STORY

**BEDS**

4

**BATHS**

3.5

**PROPERTY DETAILS**

AGE	1993	ZONING	RESIDENTIAL
BUILDER	ZOLPER	FLOOD PLAN	UNKNOWN
ROOF	ASPHALT - 2006	WARRANTY	NO
EXTERIOR	BRICK	INSPECTION	NO
WINDOWS	ORIGINAL	SEWER & WATER	MUNICIPAL
WINDOW TREATMENTS	INCLUDED	UTILITIES   ELECTRIC	\$225
PATIO   DECK	DECK & PATIO	UTILITIES   GAS	\$70
FENCE	INVISIBLE PETS	FIREPLACE(S)	3 - GAS

**MECHANICALS**

WATER HEATER	YES	HEAT TYPE	GAS - 3 ZONES
SUMP PUMP	YES	IN-FOOR HEAT	THROUGHOUT
CENTRAL VACUUM	YES	CENTRAL AIR	YES
SECURITY SYSTEM	BRINKS	FIRPLACE(S)	3 - GAS

**APPLIANCES**

RANGE	JENN-AIR	RANGE VENT	DOWNDRAFT
WALL OVEN	KITCHENAID	REFRIGERATOR	KITCHENAID
MICROWAVE	KITCHENAID	DISHWASHER	KITCHENAID

**PUBLIC SCHOOL DISTRICT**

GREEN BAY AREA PUBLIC SCHOOL

**ELEMENTARY**

BAIRD

**MIDDLE SCHOOL**

RED SMITH

**HIGH SCHOOL**

PREBLE

**ROOM SIZE LEVEL FLOOR**

FOYER	13X17	MAIN	LVT
OFFICE	13X16	MAIN	LVP
LIVING ROOM	13X17	MAIN	LVT
KITCHEN	13X15	MAIN	HARDWOOD
BUTLER'S PANTRY	12X10	MAIN	HARDWOOD
DINETTE	13X16	MAIN	HARDWOOD
FAMILY ROOM	16X25	MAIN	HARDWOOD
BATHROOM	HALF	MAIN	HARDWOOD
PRIMARY BEDROOM	17X16	MAIN	LVP
PRIMARY BATHROOM	FULL	MAIN	MARBLE
BEDROOM TWO	13X13	MAIN	CARPET
BEDROOM THREE	13X15	UPPER	CARPET
BATHROOM THREE	FULL	UPPER	TILE
LAUNDRY ROOM	7X7	UPPER	TILE
BEDROOM FOUR	16X15	LOWER	LVT
BATHROOM FOUR	FULL	LOWER	TILE
RECREATIONAL ROOM	25X16	LOWER	LVT
DEN	13X13	LOWER	LVT
GYM	22X18	LOWER	LVT



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