

Sandra Ranck

REAL ESTATE COLLECTIVE



CHARACTER & CHARM
HOME ACROSS FROM ASTOR PARK



Astor Park stunner located right across from beautiful Astor Park. Completely updated w/ newer windows/electrical/plumbing, all newer bathrooms/kitchen/lighting, refinished original HW floors throughout majority of home. Roof est 12-15 years old. All new 2 stall garage. Enjoy an inviting, comfortable, historical home rich w/ many authentic vintage details. Highlights include a spacious family room that leads out to a fantastic 3 season porch which overlooks a huge yard, 3 upper bdrms, 2 full amazing baths w/ spa level amenities, an upper porch & a large deck off of the 3 seasons rm. Lush fresh plantings enhance the outdoor living areas. Walk across the street to enjoy all the park has to offer (ice skating right now). Short walk to Fox River Trail. This is only the 3rd time this house has ever been for sale since 1940. Total Gem!!!!

LISTING AGENT	CONTACT INFORMATION			PRICE
SANDRA RANCK	920-265-5033 SANDRA@SANDRARANCK.COM			PLEASE CALL
ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY
1164 ELIZA STREET	GREEN BAY	54301-3133	BROWN	CITY OF GREEN BAY
				\$6,087 17-133

ROOM	SIZE	LEVEL	FLOOR
FOYER	7X15	MAIN	HARDWOOD
FAMILY ROOM	13X24	MAIN	HARDWOOD
THREE SEASONS ROOM	13X10	MAIN	CONCRETE
FORMAL DINING ROOM	12X13	MAIN	HARDWOOD
KITCHEN	12X10	MAIN	TILE
LAUNDRY BACK ENTRY	9X7	LOWER	TILE
BATHROOM	FULL	UPPER	TILE
PRIMARY BEDROOM	13X17	UPPER	HARDWOOD
BEDROOM TWO	12X10	UPPER	HARDWOOD
BEDROOM THREE	12X10	UPPER	HARDWOOD
BATHROOM	FULL	UPPER	TILE
RECREATIONAL ROOM	19X13	LOWER	LVP
OFFICE GYM	19X10	LOWER	LVP



STYLE	BEDS	BATHS
2-STORY	3	2 FULL
EST SQ FT	LOT SIZE	GARAGE
2,251	.3	2-STALL
ABOVE GRADE	BELOW GRADE	
1,806	445	
PROPERTY DETAILS AND FEATURES		
AGE	1940	FLOOD PLAIN
ROOF	ASPHALT 2016	WARRANTY
EXTERIOR	VINYL	INSPECTION
WINDOWS	2020	ZONING
PATIO DECK	PATIO & DECK	WATER
APRLAIRE	YES 2022	SEWER
WATER HEATER	YES 2025	UTILITY - GAS
SUMP PUMP	YES 2025	UTILITY - ELECTRIC
HEAT TYPE	GAS 2018	FIREPLACE
CENTRAL AIR	YES	WINDOW TREATMENTS
WATER SOFTENER	RENTED	EXCLUDED

APPLIANCES			
RANGE OVEN	WHIRLPOOL 2020	RANGE HOOD	SELF-VENTING
MICROWAVE	GE	REFRIGERATOR	SAMSUNG 2024
WASHER & DRYER	LG ELECTRIC 2020	DISHWASHER	WHIRLPOOL 2020

PUBLIC SCHOOL DISTRICT		
GREEN BAY AREA SCHOOL DISTRICT		
ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
HOWE	WASHINGTON	EAST HIGH



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NOTE FROM THE homeowner

1164 ELIZA STREET | GREEN BAY

What would you like to tell the future homeowner about your home features and the neighborhood?

There is so much that we're going to miss about this home. Being right across the street from Astor Park has been one of our favorite things. Not only is it beautiful but there are great amenities like the community pool and playground. In the winter, we always enjoy the ice skating rink. Neighborhood events like the Bellin Run are so much fun as well. All of the streets are incredibly walker friendly and we love strolling with our family in the afternoons. Above all, we have some of the best neighbors here - they are so welcoming and kind. We will really miss them! We think this house is in the perfect location - close to downtown but still quiet and secluded.

We did extensive landscaping around the entire house. The gardens around the house are filled with peonies and other flowering plants/bushes - it's so vibrant back there in the summer. There are two very large hydrangea trees that are amazing when they're in full bloom (July-Oct). We also have large Annabelle hydrangea bushes that line the gardens all the way around the garage. Behind the garage, we built two raised gardens for vegetables and we also built a yard waste compost bin on the edge of our yard.

It really is such an amazing piece of history - we felt really special being able to live here and it'll definitely be very hard to leave.

We hope the next family will loves it as much as we did!

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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.

Fun historical facts about the house.

The house had one owner for most of its life. A married couple who bought the land in the 40s and then built the house. They raised all of their kids there and the wife lived there sometime in the 2010s. The shadow box located in family room living room contains the original deed to the land and the original lot markers are also hanging in the living room behind the couch.

In the 2010s a woman named Molly bought the house in basically a state of disarray. It needed major help. She's an interior designer and I believe her husband had some construction experience, so they completely gutted the house down to the studs. She was really passionate about keeping the original bones and charm of the house, so she worked really hard to make sure that, while the house was updated, it still kept the original character. All of the built ins, french doors and hardwood floors throughout the house are original to the home. The floors were sanded and re-stained during the renovation. Most of the renovation took place in 2016. Current owners purchased the home in 2021.

Original to Home:

- When you walk in the back door, the blue paint color was actually the original color of several of the walls in the house. She had the color matched and wanted to include that in the back hall as a nod to the original paint color on the walls.
- There's an old window hanging in the bathroom on the main level (above the toilet) which was original to the house.
- The shadow box with the lot markers in the living room. The shadow box also has an old photo of the couple who built the house.

Another random/fun fact is that the area after the archway in the primary bedroom (now a closet) was originally a nursery when the house was built.

PROPERTY amenities

1164 ELIZA STREET | GREEN BAY

PROPERTY DETAILS

YEAR BUILT: 1940

ROOF DETAILS: Asphalt 2016

WINDOWS: 2020

MECHANICALS: HVAC - Gas Heat 2018 and AC | Water Heater 2025 | Water Softener Rented | AprilAire 2022 | Sump Pump 2023

APPLIANCES: SS Whirlpool Dishwasher 2020 | SS Samsung French Door Refrigerator 2024 | SS Whirlpool Electric Range/Oven 2020 | SS GE Microwave Range Hood | LG Washer and Electric Dryer 2020

ACREAGE: 0.3

SQUARE FOOTAGE: Total 2,251 | Above Grade 1,806 | Below Grade 445

BEDROOMS: 3 | BATHROOMS: 2 Full

PROPERTY FEATURES

Located Across from Astor Park | New 2-Stall Garage 2024 | Refreshed Landscaping, Plants and Garden Beds | Beautiful Three Seasons Room with Glass French Doors to Living Room and Door to Backyard and Patio | Spacious Upper Deck | New Plumbing Fixtures 2022 | Main Level Laundry Room | Many Spaces for Quiet Evenings and Gatherings | Conveniently Located Near Downtown, Shopping, Parks, Hospitals, Dining and Fox River Trail

INCLUSIONS | EXCLUSIONS | NEGOTIABLE

INCLUSIONS: All Kitchen Appliances | Washer and Dryer | TV Wall Mounts | Garden Boxes |

EXCLUSIONS: Lower Level and Garage Shelves and Work Bench | Shelf in Nursery | Curtains and Rods | Staging Items | TVs | Seller's Personal Items

NEGOTIABLE: Barstools | Family Room TV | Sofa and Fireplace in Three Seasons Room

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