

Sandra Ranck

REAL ESTATE COLLECTIVE



ENCHANTING &
PEACEFUL ALL BRICK SANCTUARY



Looking for a high quality executive home with rich character in an enchanting peaceful setting? Well, this is it! Custom built by renowned Bob Richards this beauty has stood the test of time and offers a stunning backdrop to live your life in. All brick with cedar accents, 4 spacious bdms, 2 full/2 half baths, main level office, formal dining room, music/flex rm, incredibly cozy great room with a wood burning fireplace, solarium (a Godsend in the winter months) & a finished walkout LL. Note the generous use of wood, texture rich tile (love that kitchen floor!) and expensive touches such as the curved staircase and many brick accents. Very quiet setting on a cul-de-sac, nice sized yard and less than 5 mins to Lambeau. New roof in '11 and many quality updates. See listing materials. Outstanding and unique opportunity!

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	TAXES/PARCEL
2060 WINTERGREEN COURT	GREEN BAY	54304-1946	BROWN	CITY OF GREEN BAY	\$9,541 6H-2497

ROOM	SIZE	LEVEL	FLOOR
FOYER	14X12	MAIN	ENGINEERED HW
GREAT ROOM	24X16	MAIN	ENGINEERED HW
OFFICE	11X11	MAIN	ENGINEERED HW
KITCHEN	17X16	MAIN	GLAZED BRICK
DINETTE	16X8	MAIN	GLAZED BRICK
SOLARIUM	15X17	MAIN	HARDWOOD
FORMAL DINING ROOM	14X15	MAIN	ENGINEERED HW
MUSIC ROOM	17X19	MAIN	ENGINEERED HW
BATHROOM	HALF	MAIN	TILE
LAUNDRY LOCKER ROOM	11X11	MAIN	TILE
PRIMARY BEDROOM	17X19	UPPER	CARPET
PRIMARY BATHROOM	FULL	UPPER	CARPET TILE
BEDROOM TWO	12X14	UPPER	CARPET
BEDROOM THREE	15X14	UPPER	CARPET
BEDROOM FOUR	37X19	UPPER	ENGINEERED HW
BATHROOM THREE	FULL	UPPER	TILE
RECREATIONAL ROOM	30X33	LOWER	CARPET
BATHROOM FOUR	HALF	LOWER	SHEET VINYL
FLEX SPACE	16X16	LOWER	CARPET

STYLE	BEDS	BATHS
2-STORY	4	2 FULL 2 HALF

EST SQ FT	LOT SIZE	GARAGE
4,752	.279	2-STALL

ABOVE GRADE	BELOW GRADE
3,934	818

MECHANICAL		FEATURES	
BUILDER	BOB RICHARDS	ZONING	RESIDENTIAL
AGE	1983	FLOOD PLAIN	UNKNOWN
ROOF	ASHPALT 2011	WARRANTY	NO
EXTERIOR	BRICK CEDAR	INSPECTION	NO
PATIO DECK	PATIO SOLARIUM	WATER	MUNICIPAL
LOWER LEVEL	FINISHED WALKOUT	SEWER	MUNICIPAL
HEAT TYPE	GAS	FIREPLACE(S)	WOOD
CENTRAL AIR	YES	WINDOW TREATMENTS	BLINDS ONLY
WATER HEATER	YES	UTILITY GAS	\$118
WATER SOFTENER	NO	UTILITY ELECTRIC	\$265
SUMP PUMP	YES		

APPLIANCES			
RANGE	ELECTRIC	RANGE HOOD	VENTS OUT
WALL OVEN	DOUBLE	REFRIGERATOR	YES
WASH DRYER	YES	DISHWASHER	YES

PUBLIC SCHOOL DISTRICT		
GREEN BAY PUBLIC SCHOOL DISTRICT		

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
MACARTHUR	LOMBARDI	SOUTHWEST











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