



IMPECCABLE. THOUGHTFUL. INVITING.



Premium 7bdrm/5 full ba/5 stall GA home on a 1.2 acre park-like lot on a quiet cul-de-sac. Meticulously planned for high function/ease of living & having fun. 10' ceilings main level, Chef's kitchen w/ restaurant grade appliances, huge butler's pantry, formal dining rm, stunning great rm w/ wall of windows/real stone gas FP, incredible back hall w/ dog rm/full bath/wall of enclosed lockers, ultra luxury primary suite w/ gas FP/ private outdoor spa area/luxury bath w/ steam shower. Upper level features 4 bdms w/ dual entry baths & a loft family rm. LL features 2 more bdms/full bath/kitchenette/rec room area & a flex rm (perfect for an exercise rm). 5 stall GA is heated/finished/stairs to LL. 5' aluminum fenced backyard. Enjoy multiple outdoor living areas, front & back covered porches. Simply an outstanding opportunity to own a better than new home w/ none of the stress of building. Be home here!

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	PARCEL TAXES
707 BLACKBERRY COURT	HOBART	54155-1100	BROWN	VILLAGE OF HOBART	HB-3356 \$14,066

STYLE	BEDS	BATHS
1.5-STORY	7	5

LOT SIZE	EST SQ FT	GARAGE
1.215	6,054	5-STALLS TANDOM

MAIN LEVEL	UPPER	LOWER LEVEL
2,723	1,654	1,677

PROPERTY DETAILS

AGE	2024	ZONING	RESIDENTIAL
BUILDER	SMART CUSTOM HOMES	FLOOD PLAN	UNKNOWN
ROOF	ASPHALT	WARRANTY	NO
EXTERIOR	STONE VINYL	INSPECTION	NO
WINDOWS	ALLIANCE	WATER	MUNICIPAL
WINDOW TREATMENTS	BLINDS	SEWER	SEPTIC
FENCE	ALUMINUM 5'	UTILITIES ELECTRIC	\$371
PATIO DECK	TREX CONCRETE	UTILITIES GAS	\$186

ROOM	SIZE	LEVEL	FLOOR
FOYER	15X15	MAIN	LV HW
FORMAL DINING ROOM	15X17	MAIN	LV HW
OFFICE DEN	11X12	MAIN	LV HW
GREAT ROOM	22X24	MAIN	LV HW
KITCHEN	15X21	MAIN	LV HW
BUTLER'S PANTRY	6X15	MAIN	LV HW
LOCKER ROOM	7X16	MAIN	LV HW
MUDROOM	11X9	MAIN	LV HW
BATHROOM	FULL	UPPER	LVT
PRIMARY BEDROOM	15X25	MAIN	LV HW
PRIMARY BATHROOM	FULL	MAIN	LVT
LAUNDRY ROOM	7X7	MAIN	LV HW
LOFT FAMILY ROOM	19X21	UPPER	LV HW
LAUNDRY ROOM TWO		UPPER	LV HW
BEDROOM TWO	11X15	UPPER	LV HW
BATHROOM THREE	FULL	UPPER	LVT
BEDROOM THREE	15X14	UPPER	LV HW
BEDROOM FOUR	11X15	UPPER	LV HW
BATHROOM FOUR	FULL	UPPER	LVT
BEDROOM FIVE	17X14	UPPER	LV HW
REC ROOM WITH KITCHENETTE	28X24	LOWER	LV HW
BEDROOM FIVE PLAYROOM	15X19	LOWER	LV HW
BATHROOM FIVE	FULL	LOWER	LVT
BEDROOM SEVEN	15X14	LOWER	LV HW
DEN GYM OFFICE	15X21	LOWER	LV HW

MECHANICALS			
WATER HEATER	YES	HEAT TYPE	GAS - ZONED BY LEVEL
SUMP PUMP	YES	CENTRAL AIR	YES
SECURITY SYSTEM	MARTIN	FIRPLACE(S)	BOTH GAS

APPLIANCES			
RANGE	THERMADOR	RANGE VENT	UNKNOWN
BEVERAGE REFRIGERATOR	YES	REFRIGERATOR	THERMADOR
MICROWAVE	THERMADOR	DISHWASHER	THERMADOR

PUBLIC SCHOOL DISTRICT		
PULASKI COMMUNITY SCHOOL DISTRICT		

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
HILLCREST	PULASKI COMMUNITY	PULASKI COMMUNITY



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