

# Sandra Ranck

REAL ESTATE COLLECTIVE



ALLOUEZ CHARMER  
ON CUL DE SAC



exp  
REALTY

LUXURY



Updated, light filled Allouez charmer w/ a fully fenced yard/firepit/new trex deck on a quiet cul-de-sac street walking distance to Kiwanis Park, East River Trail, Doty School, Zesty's, Coffee Wizard & Olive's Pizza. Enjoy a spa-like primary suite w/ a lounge area, upper & lower family rooms, wood burning fireplace, updated kitchen w/ floating shelves/stainless steel appliances, huge laundry area (washer/dryer included). Bonus of new ductless central air unit, new softener, new water heater. Neutral interior has been updated w/ flooring, refreshed baths, disk recessed lighting & lighting fixtures. The exterior features a great fenced backyard and simple landscaping. Move right in and enjoy the holidays!

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	TAXES   PARCEL
732 JAMESTOWN COURT	GREEN BAY	54301-1131	BROWN	VILLAGE OF ALLOUEZ	\$3,369   AL-1211-A-13

ROOM	SIZE	LEVEL	FLOOR
FOYER	7X4	MAIN	TILE
GREAT ROOM	18X17	UPPER	LVP
KITCHEN	11X12	UPPER	LVP
DINETTE	8X12	UPPER	LVP
BEDROOM TWO	13X13	UPPER	LVP
BEDROOM THREE   OFFICE	13X12	UPPER	LVP
BATHROOM TWO	FULL	UPPER	TILE
PRIMARY BEDROOM	12X25	LOWER	FINISHED CONCRETE
PRIMARY BATHROOM	FULL	LOWER	TILE - IN-FLOOR HEAT
FAMILY ROOM	18X13	LOWER	FINISHED CONCRETE
LAUNDRY ROOM	15X12	LOWER	TILE

STYLE	BEDS	BATHS
BI-LEVEL	3	2

EST SQ FT	LOT SIZE	GARAGE
2,144	.22	2-STALL

UPPER LEVEL	LOWER LEVEL
1,104	1,040

PROPERTY DETAILS AND FEATURES			
AGE	1977	FLOOD PLAIN	UNKNOWN
ROOF	ASPHALT	WARRANTY	NO
EXTERIOR	VINYL	INSPECTION	NO
FENCE	YES	ZONING	RESIDENTIAL
PATIO   DECK	TREX '25	WATER	MUNICIPAL
WATER SOFTENER	OWNED '24	SEWER	MUNICIPAL
HEAT TYPE	BOILER - RADIATOR	FIREPLACE	WOOD
CENTRAL AIR	DUCTLESS UNIT '24	WINDOW TREATMENTS	NO
WATER HEATER	YES '23	UTILITY - GAS	\$86
SUMP PUMP	YES	UTILITY - ELECTRIC	\$79

APPLIANCES			
RANGE   OVEN	GE GAS	RANGE HOOD	SELF-VENTING
MICROWAVE	NO	REFRIGERATOR	FRIGIDAIRE
WASHER & DRYER	LG ELECTRIC	DISHWASHER	WHIRLPOOL

PUBLIC SCHOOL DISTRICT		
GREEN BAY AREA PUBLIC SCHOOL DISTRICT		
ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
DOTY	LOMBARDI	SOUTHWEST



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