

**PHOTO OF SIMILAR HOME**

More information online at:  
<http://www.1101branigan.com>



**TINA BUNKER**

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**1101 Branigan Way**  
**3 Bedrooms, 2 Baths**

**City of Green Bay**

**\$299,900**

**Sq Ft (approx per builder): 1733**

Living Room	M	17x21
Kitchenette	M	12x25
Master Bedroom	M	14x15
Bedroom 2	M	11x12
Bedroom 3	M	11x11
Master Bathroom	M	Full
Bathroom	M	Full
Laundry Room	M	6x6

M=Main U=Upper L=Lower

(Room sizes are rounded and do not reflect exact dimensions)

Lot Size.....	9,202 SF (per assessor)
Age .....	New (per builder)
Exterior .....	Vinyl and Stone
Parcel Number ....	21-8232
Heat Type .....	GFA
Garage.....	3 Stall
Gar Entry to Bsmt...	Yes
Garage floor drain...	Yes
Door Opener .....	Yes, lg door only
Basement .....	Full
Schools.....	Green Bay

Refrigerator .....	No
Dishwasher.....	No
Range.....	No
Fireplace .....	Yes/Gas
Air Conditioning.	Yes
Water .....	Public
Sewer .....	Public
Natural Gas .....	Yes
Utilities.....	Per WPS
Taxes.....	TBD

**PROPERTY REMARKS:** *New Construction open concept split bedroom ranch home located in Largo Ridge Estates which offers privacy to the master bedroom. You'll love the generous great room with 9' ceiling and cozy gas fireplace. The spacious kitchen offers custom maple cabinetry, granite counter tops walk-in pantry, and large island with snack counter. The open concept design offers an open kitchen-dinette-great room perfect for entertaining a crowd. Retreat to the master suite with large walk-in closet and private bath with double sink.*

*Other amenities include convenient 1st floor laundry, a 3-car garage, 3-panel doors, and 2 3/4" trim, maintenance free vinyl with clad frames on all exterior door frames and garage doors. The exposed lower level is roughed-in for a future full bath. This quality home was built by Johnny B. Home Construction, a family-run company since 1986. Features quality components such as floor trusses and 2x6 exterior construction. Visit Johnny B Home Construction on the web at: <http://www.johnnybhome.com>.*

\*Information herein is not warranted and is subject to change without notice. We assume no liability for errors. Lot size and/or dimensions were obtained from public records and may not be accurate. Accurate boundary lines and lot size can only be determined if a plat of survey is obtained. (Printed 9/3/2017. Supersedes any previous publications.) School boundaries can change without notice please see <http://www.greenbay.k12.wi.us> for verification or contact the GBPS. \*\*Must be included in writing on lines 11-14 of Wisconsin form WB-11.

**INCLUDED IN SALE\*\*:**  
 Central air, garage door opener with control include one year builder warranty

**NOT INCLUDED IN SALE:**  
 Seller's personal property.

**PROPERTY DIRECTIONS: AREA 101:**

*Hwy 54/57, South on Huron Road, West on Humboldt, North on Lake Largo, East Largo Ridge to Branigan Way*

# THE DETAILS..



- 2x6 exterior construction
- 18" Floor Trusses
- Common wall of the garage and home sheathed with OSB for strength then sheet rock applied per code
- Rough-in for full bath in lower level
- Natural daylight windows in lower level
- 3 Panel Doors
- 2 3/4" Maple Trim
- Partial brick front
- High Quality Vinyl Siding
- Aluminum seamless gutters with downspouts
- Dead bolts on all exterior doors
- Insulated steel carriage style garage doors
- Garage entrance to basement
- Garage floor drain
- Garage door opener with two controls
- Silverline Windows by Anderson
- High quality custom cabinets with 3/4" solid wood drawer boxes
- Custom maple shaker style cabinets
- Granite Countertop in Kitchen
- Walk-in pantry with spice rack
- First floor laundry room
- High efficient Furnace
- 30 Year dimensional shingles
- Vented and sealed sump pump pit
- Under-mount kitchen sink
- Delta faucets
- R-50 attic insulation, R-19 wall insulation
- Exterior flatwork with 1/2" rebar
- Forma Drain Drain Tile
- Experienced craftsmanship
- Proven subcontractors

