

Tour Online at:
www.3344largoridge.com



TINA BUNKER

Mobile/Text: 920-619-9028
 Email: tina@tinabunker.com
 Web: tinabunker.com



3344 Largo Ridge
 3 Bedrooms, 2 Full Baths

Northeast Green Bay
 Square Footage (Approx per blueprint): 1738 Main **\$299,900***

ROOM LEVEL DIMENSIONS

Great Room	M	17x17
Kitchen	M	13x25
Master Bedroom	M	13x16
Bedroom 2	M	11x11
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 0.26 Acre (per assessor)
 Age New
 Exterior Vinyl/Stone
 Parcel Number 21-8237
 Water Heater Gas
 Heat Type GFA
 Garage 3+ Stall
 Gar Entry to Bsmt.... Yes
 Garage Floor Drain.... Yes
 Door Opener Yes, Lg door only
 Basement Full w/ garage entry
 Schools Green Bay (Preble)

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

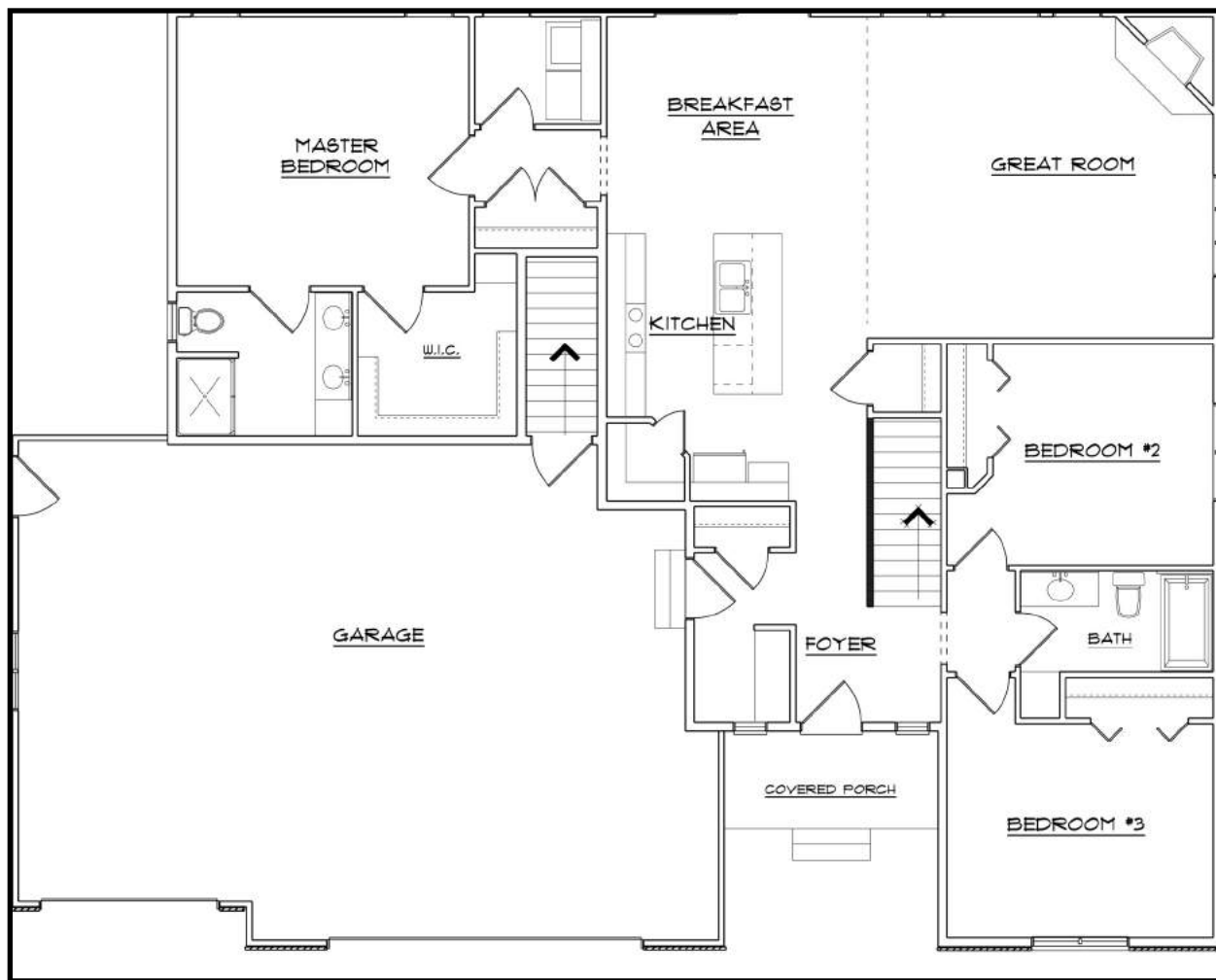
INCLUDED IN SALE:
 Central air, one year builder warranty

NOT INCLUDED IN SALE:
 Sellers personal property.

PROPERTY DIRECTIONS:
AREA 101/Northeast:
 Huron Rd, West on Humboldt Road (County N), North on Lake Largo Drive, East on Largo Ridge.

*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 09/10/17. Supersedes any previous publications.)

PROPERTY REMARKS:
 Thoughtfully designed open concept split bedroom ranch located in Largo Ridge Estates perfect for entertaining a crowd in style! Enjoy a generous kitchen, completely open to the great room and dinette boasting granite counter tops, white oak engineered hardwood floors, large center island with trash and recycling drawer, snack ledge, and corner walk in pantry. Warm up those brisk nights with the gas fireplace accented with stone. At the end of the day retreat to the master suite offering private bath with two sinks, tile shower and large walk in closet for storage. The lower level features large daylight windows and rough in for future bath for future expansion. The lower level can be finished for roughly \$30-40/PSF please see listing agent for allowances. Other amenities include: garage entrance to basement, garage floor drain and first floor laundry. Built by Johnny B Home Construction building quality homes since 1986. Tour their web-site online at: [Http://www.johnnybhome.com](http://www.johnnybhome.com).



THE DETAILS...

- 2x6 exterior construction
- 18" Floor Trusses
- Forma-A-Drain Brand Drain Tile
- Garage/Common wall to house sheeted with OSB for strength then with drywall per Code
- Green treat fir plywood run on the bottom 12" of the home
- Large exposed windows in the lower level
- Garage entry to basement
- Garage Floor Drain
- 3 Panel Maple Doors
- 2 3/4" Maple Trim
- Partial stone front
- High Quality Certainteed Vinyl Siding
- Aluminum seamless gutters with downspouts
- 3- Panel Therma-Tru fiberglass exterior doors
- Dead bolts on all exterior doors
- Insulated steel carriage style garage doors
- Garage door opener with two controls
- First floor laundry room
- Granite counter tops in kitchen and baths
- Silverline Windows by Anderson
- High quality custom cabinets with 3/4" solid wood drawer boxes
- Custom maple shaker style cabinets
- Large kitchen pantry with spice rack on door
- Bryant high efficient Furnace
- 30 Year dimensional shingles by CERTAINTEED
- Vented and sealed sump pump pit
- Delta faucets
- R-50 attic insulation, R-19 wall insulation
- R-20 Poly Urethane insulation in box sill
- Exterior flatwork with 1/2" rebar
- Proven subcontractors
- Experienced craftsmanship
- Built by Johnny B Home Construction
- The lower level could be finished to match the upstairs (all carpet floors) at additional cost to buyer at \$30/PSF on allowance (no cabinets/plumbing)– a bathroom could be added for \$5,000 on allowance.