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www.3346langdon.com



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3346 Langdon

4 Bedrooms, 3 1/2 Baths

Southeast Green Bay

\$299,900

Square Footage (Approx): 2900

| ROOM | LEVEL | DIMENSIONS* | |
|-------------------|-------|-------------|-------------------------------------|
| Living Room | M | 15'x18' | Lot Size..... 95x130 |
| Family Room | L | 16'x18' | Age..... New |
| Kitchenette | M | 17'x24' | Exterior..... Vinyl/Brick |
| Formal dining/den | M | 11'x11' | Parcel Number ... TBD |
| Master Bedroom | M | 13'x17' | Water Heater..... Gas |
| Bedroom 2 | M | 11'x11' | Water Softener.... No |
| Bedroom 3 | M | 11'x11' | Heat Type..... GFA |
| Bedroom 4 | L | 12'x12' | Garage..... 3 Stall (ent. to bsmt.) |
| Master Bathroom | M | Full | Door Opener..... Yes |
| Bathroom | M | Full | Basement..... Full |
| Powder Room | M | Half | Sump Pump..... Yes |
| Laundry Room | M | | Flood Plain..... No |
| | | | School..... Green Bay (Preble) |

| | |
|------------------------|----------|
| Refrigerator | No |
| Dishwasher | Yes |
| Disposal..... | Yes |
| Range..... | No |
| Fireplace | Yes, Gas |
| Air Conditioning...Yes | |
| Water..... | Public |
| Sewer..... | Public |
| Natural Gas | Yes |
| Utilities..... | TBD |
| Taxes | TBD |
| Lock Box..... | Yes |

M=Main U=Upper L=Lower

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

PROPERTY REMARKS:**

Designed with distinction, this 2900 SF split-bedroom ranch is sure to please! Enjoy a spacious kitchen with custom maple cabinets, high snack counter and walk-in pantry. The great room is open to the kitchen and features a vaulted ceiling and a gas fireplace for those cool winter days. At the end of the day relax in the elegant master suite with a super-sized walk-in closet and a private bathroom with a whirl-pool tub. Two additional bedrooms on the main level share a full bath.

Additional amenities include ceramic tile flooring, 1st floor laundry, a large mud-room with custom lockers and a hybrid heat system for added energy savings. Finished lower level with 4th bedroom, family room and full bath. The 3 stall garage features stairs to the lower level with large daylight windows.

Johnny B. Home Construction was incorporated in 1986. Builder John Bunker has 30 years of hands-on experience in the construction industry and is committed to providing his clients with an exceptional home.

*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 3/1/08. 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, dishwasher, refrigerator, range, microwave, seeded lawn, garage door opener and controls.

NOT INCLUDED IN SALE:

Sellers personal property

PROPERTY DIRECTIONS:

AREA 102/Southeast:

East Mason, North on Huron, West on Whittier, North on Noble, West on Langdon

3346 Langdon Street



THE DETAILS...

- 2x6 exterior construction
- 18" Floor Trusses
- Rough-in for full bath in lower level
- 6 Panel Popple Doors
- Colonial Maple Trim
- Partial brick front with highlights
- High Quality Vinyl Siding
- Aluminum seamless gutters with downspouts
- Therma-Tru fiberglass exterior doors
- Dead bolts on all exterior doors
- Insulated steel raised panel garage doors
- Whirlpool dishwasher
- Garage door opener with a keypad
- First floor laundry room with laundry tub
- Proshield windows by Weathershield
- High quality raised panel custom cabinets with 3/4" solid wood drawer boxes
- Walk-in pantry with spice rack
- Custom plate glass mirrors
- High Efficient Bryant Furnace
- Central air
- 30 Year dimensional shingles
- Vented and sealed sump pump pit
- Transolid- Solid surface kitchen sink
- Delta faucets
- R-44 attic insulation, R-19 wall insulation
- Exterior flatwork with rebar
- Experienced craftsmanship
- Proven subcontractors