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**COLDWELL
BANKER**

THE REAL ESTATE
GROUP, INC.



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1300 Lake Largo Drive
4 Bedrooms, 3½ Baths

Northeast Green Bay **\$499,900**
Square Footage (Approx per Assessor): 3804

| ROOM | LEVEL | DIMENSIONS |
|-------------------|-------|------------|
| Great Room | M | 17x25 |
| Kitchen | M | 14x24 |
| Dining Room | M | 13x15 |
| Master Bedroom | M | 14x21 |
| Bedroom 2 | U | 11x18 |
| Bedroom 3 | U | 12x13 |
| Bedroom 4 | U | 13x16 |
| Master Bathroom | M | Full |
| Bathroom | M | Half |
| Bathroom | U | Full |
| Bathroom | U | Full |
| Bonus/Family Room | U | 13x26 |
| Study | M | 13x16 |
| Laundry Room | M | |

M=Main U=Upper L=Lower

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

Lot Size Corner lot- 0.5 Acre
Age 1994 (Per Assessor)
Exterior Wood
Parcel Number TBD
Water Heater Gas
Water Softener Yes
Heat Type GFA
Garage 3+ Stall
Door Opener Yes
Basement Full
Schools Green Bay (Preble)

Refrigerator Yes
Dishwasher Yes
Range Yes
Fireplace Yes/2
Air Conditioning Yes
Water Public
Sewer Public
Natural Gas Yes
Utilities TBD
Taxes TBD
Lock Box Yes (See Lister)

PROPERTY REMARKS: See listing agent for details about occupancy date

Tastefully decorated with a traditional design, this Southern Colonial-style home looks like it came out of the pages of Southern Living Magazine. This updated, 10 year old home features charm and character throughout. Step inside the spacious foyer and be drawn to the spectacular great room with full masonry, floor-to-ceiling, wood-burning fireplace and cathedral ceiling. The formal dining room has a beautifully detailed ceiling and large windows to watch evening sunsets over the Bay. The stately study is located off the foyer area and has a gas fireplace, coffered ceiling and a wall of cherry bookshelves. You'll love the spacious kitchen/dinette with bountiful painted cabinets, Corian and granite countertops, tiled floor and large bay window.

The recently remodeled master suite features french-style patio doors to the deck, two walk-in closets, two sinks, tiled shower and a whirlpool tub. Three additional bedrooms are located on the upper level, as well as two full baths and a versatile bonus room. A gorgeous Kohler painted pedestal sink in the 1/2 bath is sure to impress. Separate laundry room with folding table and built-in ironing board.

Brazilian cherry hardwood floors in the great room, dining room and foyer, new carpeting and paint throughout, ample storage space, huge front porch with porch wing are just some of the amenities you'll find in this home.

INCLUDED IN SALE:

Range, Refrigerator, Dishwasher, microwave, water softener, generator, garage door opener and controls.

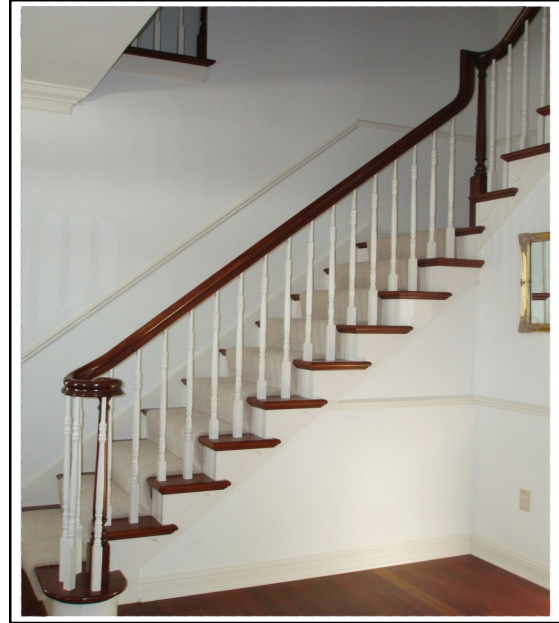
NOT INCLUDED IN SALE:

Sellers personal property.

PROPERTY DIRECTIONS: AREA 101/Northeast:

Humboldt Road (County N), North on Lake Largo Drive. Near Lake Largo and UWGB

*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 06/10/05. Supersedes any previous publications.)



THE DETAILS..

- * Custom built by Ron Weas in 1995
- * Weather Shield windows
- * Painted and stained woodwork
- * Six panel doors
- * Updates throughout including:
 - New carpeting in all bedrooms
 - New flooring in master and upstairs baths
 - Freshly painted interior and exterior
 - Remodeled master bath with air tub and tiled shower
 - New concrete walkway with brick pavers
- * Rich, Brazilian Cherry hardwood flooring in great room and formal dining room
- * Custom cabinetry: cherry built-in cabinetry in the great room and office
- * Built-in refrigerator and dishwasher with cabinet faces
- * Two fireplaces: one gas, one wood-burning with gas starter
- *

