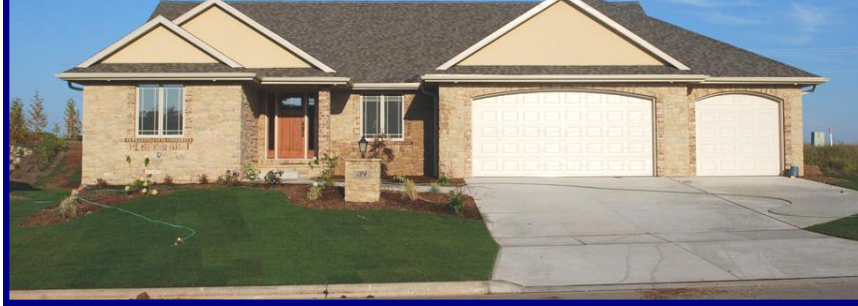


[www.124noble.com](http://www.124noble.com)



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**124 Noble**

**City of Green Bay**

**\$299,900**

**4 Bedrooms, 3 1/2 Baths Square Footage (Approx per blue print) : 1968 Main, 900 Lower 2868 total**

<b>ROOM</b>	<b>LEVEL</b>	<b>DIMENSIONS</b>	<b>Lot Size ..... 16,210SF (per assessor)</b>	<b>Refrigerator ..... No</b>
Living Room	M	15x18	<b>Age..... 2008 (per builder)</b>	<b>Dishwasher ..... Yes</b>
Family Room	L	21x24	<b>Exterior..... Stone, Dryvit, Vinyl</b>	<b>Range..... No</b>
Kitchenette	M	16x25	<b>Parcel Number.... 21-7786</b>	<b>Fireplace..... Yes/Wood</b>
Master Bedroom	M	13x16	<b>Water Heater ..... Gas, Tank less</b>	<b>Air Conditioning. Yes</b>
Bedroom 2	M	11x13	<b>Water Softener .... No</b>	<b>Water ..... Public</b>
Bedroom 3	M	11x11	<b>Heat Type..... GFA</b>	<b>Sewer ..... Public</b>
Bedroom 4	M	13x14	<b>Garage..... 3 Stall w/ gar ent.</b>	<b>Natural Gas ..... Yes</b>
Office	M	11x12	<b>Garage floor drain</b>	<b>Utilities..... Per WPS</b>
Master Bathroom	M	Full	<b>Door Opener..... Yes, lg door only</b>	<b>Taxes..... TBD</b>
Bathroom	M	Full	<b>Basement..... Full</b>	<b>Lock Box..... Yes</b>
Bathroom	M	Half	<b>Garage entrance to basement</b>	
Bathroom	L	Full	<b>School..... Green Bay</b>	
Laundry Room	M	8x8		

M=Main U=Upper L=Lower

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

**PROPERTY REMARKS:** *Welcome to this fabulous split-bedroom ranch with an inviting floor plan that offers great flow from room to room. Enjoy the smell of a real wood burning fireplace on those brisk fall nights in the spacious living room which boasts durable hickory floors. Offering true craftsman style finishes you'll enjoy maple three panel doors and shaker-style cabinets. Enjoy a bright and cheery kitchen with hickory hardwood floors, walk-in pantry, stunning granite countertops and raised snack counter over looking great room and dinette with three panel 9' door. Versatile den/office conveniently located just off the Foyer. At the end of the day retreat to the master suite with large walk-in closet and private bath featuring luxurious tiled shower with pebble floor and double vanity.*

*The lower level is under construction and will include a large family room perfect for entertaining a crowd, generous bedroom with large 6x14 walk in closet and full bath.*

*Spend rest-full summer afternoons outside enjoying the 16'x20' colored and stamped patio and enjoy the view of a gorgeous waterfall located adjacent to the outdoor fire pit.*

*Other amenities include stairs from garage to the lower level, 2 3/4" trim, convenient 1st floor laundry room/mudroom, a 3-car garage, 2x6 exterior construction, maintenance free vinyl with clad frames on all exterior door frames and garage doors.*

**INCLUDED IN SALE\*\*:**

*Dishwasher, garage door opener and controls.*

**NOT INCLUDED IN SALE:**

*Seller's personal property.*

**PROPERTY**

**DIRECTIONS: AREA**

**102 Southeast:**

*143 to East Mason Street,  
North on Huron, West on  
Whittier, North on Noble*

\*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 4/23/2009. 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.



## THE DETAILS..

- 2x6 exterior construction
- 18" Floor Trusses
- Rough-in for full bath in lower level
- Exposed daylight window in lower level
- Craftsman style 3 Panel Doors
- 2 3/4" Colonial Maple Trim
- Stone and Stucco Front
- High Quality Vinyl Siding on sides and back of home
- Aluminum seamless gutters with downspouts
- Therma-Tru fiberglass exterior doors
- Dead bolts on all exterior doors
- Insulated steel raised panel garage doors
- Garage door opener (large door only) with two controls
- Oversized 18' wide garage door
- First floor laundry room with folding counter
- R-50 attic insulation, R-19 wall insulation
- 16x20 colored and stamp patio
- Fully landscaped yard
- Privacy fence to rear of yard
- 2 Tier landscape walls with 8' waterfall drop in front of fire pit
- Silverline windows by Anderson
- High quality raised panel custom cabinets with 3/4" solid wood drawer boxes, solid wood face frames and plywood interiors and shelves
- 3/4" tongue and groove hickory hardwood floors in the great room, kitchen, dinette and foyer
- Convenient walk in pantry with spice rack
- Solid surface granite countertops in kitchen
- Under-mount kitchen sink
- Delta pull out kitchen faucet in kitchen
- Delta bath faucets
- Panasonic heavy duty bath fans in main and master bath
- Tile floors in back hall, laundry and baths
- Custom plate glass mirrors
- High Efficient Bryant Furnace
- Tankless water heater
- 13 SEER Bryant Central air
- 30 Year dimensional shingles with ridge vent
- Vented and sealed sump pump pit
- Stainless steel under-mount kitchen sink
- Driveway with 3rd stall swing
- Exterior flatwork with 1/2" rebar