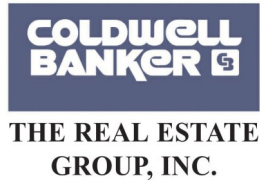


Take a tour online at:  
<http://www.3174sitka.com>



**Tina Bunker**

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**3174 Sitka Street**  
 3 Bedrooms, 2 1/2 Baths

**City of Green Bay**

**\$ 239,900**

Square Footage (Approx): 1800

ROOM	LEVEL	DIMENSIONS
Living Room	M	16x17
Kitchenette	M	11x24
Master Bedroom	M	13x16
Bedroom 2	M	12x11
Bedroom 3	M	11x11
Master Bathroom	M	Full
Bathroom	M	Full
Bathroom	M	Half
Laundry Room	M	6x11

M=Main U=Upper L=Lower

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

Lot Size ..... 0.25 Ac (90x125)  
 Age..... New  
 Exterior..... Vinyl and Brick  
 Parcel Number.... 21-8085  
 Water Heater ..... Gas (40 Gallon)  
 Water Softener.... No  
 Heat Type..... GFA  
 Garage..... 3 Stall  
 Door Opener..... Yes, lg door only  
 Basement..... Full  
 Sump Pump..... Yes  
 Flood Plain..... No  
 School..... Green Bay

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

**PROPERTY REMARKS:** Welcome to this fabulous split-bedroom ranch with an inviting floor plan that offers great flow from room to room. You'll love the generous great room with 9' ceilings and cozy gas fireplace. The spacious kitchen offers custom maple cabinetry, 3/4" tongue and groove hickory hardwood floors, granite countertops, walk-in pantry, large island with snack counter and bump-out dinette with patio door. 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.

Other amenities include convenient 1st floor laundry, a 3-car garage, 6 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 has a large egress window and 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 9/3/2006. 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\*\*:**

Garage door opener with control include one year builder warranty

**NOT INCLUDED IN SALE:**

Seller's personal property.

**PROPERTY DIRECTIONS:**

**AREA 102:**  
 City of Green Bay  
 East: Mason Street,  
 North on Ontario,  
 East on Sitka

# THE DETAILS...



- 2x6 exterior construction
- 18" Floor Trusses
- Rough-in for full bath in lower level
- Egress window in lower level
- 6 Panel Pine Doors
- 2 3/4" Colonial Maple Trim
- Partial De Pere Ledge Stone front
- High Quality 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 entrance to basement
- Garage floor drain
- Garage door opener with two controls
- First floor laundry room
- Separate half bath located off garage
- Experienced craftsmanship
- Proven subcontractors
- Anderson Windows
- High quality custom cabinets with 3/4" solid wood drawer boxes
- Custom maple shaker style cabinets
- Walk-in pantry with spice rack
- Granite counter tops
- 3/4" Solid hickory hardwood floors in foyer, kitchen, and dinette
- Custom plate glass mirrors
- 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
- Concrete patio
- Seeded lawn

