

BAY LAKES BUILDERS

DEVELOPMENT | REALTY | RENOVATIONS

1411 S. Webster Ave
Green Bay, WI 54301
Ph 920.371.2956 • Fx 920.437.7707
www.baylakesbuilders.com

Style	Ranch
Municipality	Village of Pulaski
Age	New Construction
Finished Area	1,433 Sq Ft
# Bedrooms	3
# Baths	2
Garage	3-Car Attached
	Floor Drain
	858 Sq Ft
Exterior	Concrete Driveway
	Concrete Patio
Cladding	Vinyl Siding
Foundation	Poured Concrete
Heating	Natural Gas
	Forced Air
	95% AFUE Furnace
Cooling	13 SEER Central Air
Water Heater	Gas Power Vent
Radon	Passive Vent Included
Water/Sewer	Municipal
Schools	Pulaski
Net Taxes	TBD
Parcel Size	100 x 135
	.31 Acres
Status	Under Construction
Completion	January 2023 (Estimated)

523 PATRICK LN

THE
MELROSE 4

FOR SALE AT **\$339,900**



SEE FLOOR PLANS + ROOM SIZES ON REVERSE SIDE

Bay Lakes is proud to introduce their most current model - *The Melrose 4*. This 3-bedroom 2-bath

Driving Directions: Hwy 32 to Cty Rd B (Crest Dr) west to St. Augustine Dr. north to Green Bay St. west to Patrick Ln. South to home.

ranch home is tucked away on a quiet street in a convenient location near parks, dining, retail, and area schools. The home offers a livable open floor plan with split bedrooms, extensive luxury vinyl plank flooring, cathedral ceiling through the main living areas, first floor laundry, and an open finished stairwell to the basement. The kitchen is well-appointed with custom maple cabinets, center island/snack counter with trash/recycling pullout, stainless steel dishwasher and space-saver microwave/range hood, and under-cabinet lights. This *Focus on Energy* certified home also offers a spacious Owner's Suite with large walk-in closet, and private bath.

Continued on reverse side...

For more information or private showing contact:

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The information herein is provided for general information only and if material to the user should be verified by the user or by a qualified expert. Taxes may not include special assessments or additional municipal fees. Buyer should verify total square footage/acreage, land, building, or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal opportunity housing listing.

File 220914



523 PATRICK LN HOME DETAILS

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Continued from front side... Green building features include an abundance of air sealing measures; 95% AFUE Bryant furnace; whisper-quiet Panasonic bath fans; passive radon venting; insulated windows with low-E coating; range hood vented to the exterior; and power-vented gas water heater. Other home features such as extensive luxury vinyl plank (LVP) and luxury vinyl tile (LVT) flooring, 6-panel doors, concrete patio, and maintenance-free exterior add value to an already exceptional new home. Anticipated completion estimated for January 2023. Contact Paul Soletski today for more information at 920-371-2956 or psoletski@baylakesbuilders.com.

Room	Size	Level	Floors
Kitchen	11 x 15	M	LVP
Dinette	11 x 15	M	LVP
Great Room	15 x 15	M	LVP
Owner's Bedroom	12 x 15	M	Carpet
Owner's Bath	Full	M	LVT
Bedroom #2	11 x 12	M	Carpet
Bedroom #3	11 x 12	M	Carpet
Main Bath	Full	M	LVT
Laundry	6 x 8	M	LVP

