

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
Finished Area	1,433 Sq Ft
# Bedrooms	3
# Bathrooms	2
Ceiling Height	8 Ft Standard Cathedral
Garage	3-Car Attached Floor Drain 858 Sq Ft
Covered Porch	36 Sq Ft
Exterior	Concrete Driveway Concrete Patio
Cladding	Vinyl Siding
Foundation	Poured Concrete 8 Ft Tall Basement
Heating	Gas Forced Air 95% AFUE Furnace
Cooling	13 SEER Central Air
Water Heater	Gas Power Vent 40-Gallon Tank
Radon	Passive Vent Included

**Learn More About
"On Your Lot" Pricing
on Reverse Side**

THE MELROSE 4

ON YOUR LOT STARTING AT \$306,900



Bay Lakes is proud to introduce *The Melrose 4*. This 3-bedroom 2-bath ranch home offers a livable open floor plan with split bedrooms, 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 with pantry, and center island/snack counter with trash/recycling pullout. This *Focus on Energy* certified home also offers a spacious Owner's Suite with large walk-in closet and private bath with two (2) sinks, cabinetry linen, and shower. Home also includes: extensive luxury vinyl plank (LVP) and luxury vinyl tile (LVT) flooring, stained woodwork finish, 6-panel pine doors, oversized maple trim, 95% AFUE Bryant furnace, whisper-quiet Panasonic bath fans, passive radon venting, insulated windows with low-E coating; range hood vented to the exterior, R-21 wall cavity insulation, 216 sq ft concrete patio, maintenance-free exterior cladding, and 40-gallon power-vented gas water heater.

For more information contact:
Paul E. Soletski • 920.371.2956 • psoletski@baylakesbuilders.com
Dawn Soletski • 920.371.0235 • dsoletski@baylakesbuilders.com

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 240206

About "On Your Lot" Pricing...

- Excludes Plan Revision Fees (Assumes Building Plan As-Is)
- Excludes Permit/Impact/Hook-Up Fees (Varies by Municipality)
- Excludes Utility Service Installation Fees (Varies by Site)
- Includes Municipal Water, Sewer & Storm Laterals
- Excludes Well & Septic (Assumes Municipal Water/Sewer)
- Excludes Tree, Brush & Stump Removal (Varies by Site)
- Excludes Imported or Exported Fill (Varies by Site)
- Excludes Lawn, Landscaping, Irrigation, or Imported Topsoil
- Excludes Exposed or Walkout Basement Walls / Windows
- Includes 4 Ft Garage Frost Walls
- Includes Concrete Driveway, Walks & Patio
- Excludes Appliances, Water Softener, or Window Treatments
- Assumes Site Located in Greater Green Bay Area

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

