

375 W. St. Joseph Green Bay, WI 54301

Phone: 920-432-1007 Toll Free: 1-800-472-3348  
 Website: www.olej.com Email: olej@olej.com  
 Fax: 920-436-7771

[www.oldeallouez.com](http://www.oldeallouez.com)



**Mark D. Olejniczak**  
**Realty, Inc.**



Dean/O'Rourke	305 Braebourne Court	1½ -Story	Village of Allouez			4	2 ½ ½	\$839,900
Lister	Address	Style	Area	Brown County		Bedrooms	Bath	Price
**Total Grd. Sq. Ft.	3,801 Sq Ft Per Builder	Window Treatmt	Y	ROOMS	MAIN	UPPER		
**Above Grd. Sq. Ft.	3,801 Sq Ft Per Builder	Fireplace- Gas	Y					
**Below Grd. Sq. Ft.		Range – Electric	Y	Foyer	9.10x17.2	T	10x7	T
*Lot Size/Acres	.467 Acre-See Below	2 Electric Ovens		Living Room	14x14.6	C		
Exterior	Brick	Dishwasher	Y	Dining Room	12.2x15.3	HW		
Year Built	March 2000	Refrigerator	Y	Kitchen	14.2x19.6	T		
Basement-Type	Full	Microwave	Y	Butler Pantry	8.5x7.2	T		
Taxes	'23- \$11,502	Disposal	Y	Dinette	11.6x12	T		
Roof- 2021	Asphalt Shingle	Public Water	Y	Great Room	17.3x19.6	C		
Heat-Type- 2020	(2) Gas Forced Air	Sewer	Y	Baths	Half/Half	T	Full	CT
Water Heater	(2) Gas Units	Natural Gas	Y	Primary Bath	Full	T		
Garage	3 Stall Attached	Central Air - 2020	2	Bedroom (P)	19.8x15.7	C		
Occupancy	TBD	Central Vac	Y	Bedroom			15.3x12	C
Utilities	Gas \$87, Elec \$103	G. Door Openers	3	Bedroom			10.6x14.3	C
School-Public	Webster/Wash/East	Fenced Yard	Y	Bedroom			15.8x11.3	C
Seller/Occupant		In Grd Sprinkler	Y	Study	15.3x14	C		
Lockbox <input checked="" type="checkbox"/>	Electronic	Patio 45x20	Y	Spa Room	12.6x12.6	T	(off primary BR)	
MLS Number	50289063	Covered Porch	Y	Laundry	8x9	T		

**Parcel No:** AL-1554-102

**Legal Desc:** 150 frontage x 153 east x 136 west x 150 rear

**Directions:** Riverside Road to Miramar Drive, east to Ducharme Lane, south to Braebourne Court to home

**REMARKS:** Custom-built 2000 Showcase home in beautiful Murphy-Cowles Estates with spectacular 1st floor primary bedroom suite. The spacious open concept Great Room with dramatic 2-story masonry fireplace and custom bookshelves is perfect for grand gatherings or cozy evenings by the fire! Beautiful chef's kitchen with granite counters, GE Profile Double ovens with microwave and stainless Kitchen-Aid refrigerator. Southerly facing breakfast dinette with exterior doors to covered porch and side patio. Formal Dining Room adorned with classic crown molding and chair rails. Convenient Butler's Pantry with bar sink, refrigerator and wine racks.

**SEE REVERSE SIDE**

\* Lot size/dimensions were obtained from public records and may not be accurate. Information herein is not warranted and is subject to change without notice. We assume no liability for errors.



\*\* Above grade square footage of living area is based on outside dimensions. Below grade, or partially below-grade square footage of living area is the improved area only. Square footage of living area may not be accurate and is provided for comparison purposes only.

**Remarks, continued**

Custom-built by James Kassner Builders. Super location of many other high-value homes with a location close to everything and near the Fox River bike and walking trail. This is a high-quality home in beautiful Murphy-Cowles Estates.

Charming front living room with cathedral ceilings is perfect for quiet reading and conversation. Large private office with custom credenza and bookshelves. 1st Floor primary suite with tray ceilings, private spa room with generous size ozone (no chlorine) hot tub and private bath with separate tub, shower and walk-in closet. 1st floor laundry. Mud room off the garage. 2nd Floor features 3 large bedrooms and full bath with double vanity. Lower level is recreational room ready. It is pre-plumbed for a full bath and includes 2 daylight windows. New roof in 2021. New furnaces/A/C units in 2020. Private patio surrounded by dramatic professionally landscaped garden.

The kitchen/dinette features custom raised panel cabinets, granite countertops, kitchen island/lunch counter combo, cabinet pantry, roll-out shelving, built-in maple display shelves, Pella patio door leading to covered porch with glass sliding door. There is a convenient 1st floor laundry, large closet & two half bathrooms. Convenient pass-through Butler's pantry with granite countertops, wet bar, bar refrigerator, wine rack & glass holder.

Spacious southerly facing Great Room has a floor-to-ceiling brick fireplace with gas starter, three Roman columns, built-in entertainment center with large screen TV plus a large round top window and wall of windows providing amazing natural light.

The large 1st floor primary bedroom features a tray ceiling, built-in bookcase & double wood doors. Off the bedroom area is a comfortable sun/spa room with French doors, a 6-person built-in sunken spa tub, 2 skylights, tile floor, two walls of windows and doors leading to the rear patio for great views! The customized primary bathroom has a double vanity, ceramic tile floor, Kohler whirlpool spa tub, large ceramic tile walk-in shower with glass door and a makeup vanity. The large walk-in closet has a California-type closet system with built-in drawers.

The study/office area has a full wall of lighted maple cabinets, 2 double-hung windows, closet & double wood doors with transom. The 2nd floor features 3 large bedrooms with closets & windows. There is a full bath with tile floor, double vanity & a walk-in shower.

**MAIN LEVEL**

**Foyer Entry**

- Double staircases
- 2-story foyer w/large ceiling window
- Leaded glass door with lighted side panels
- Tile floor
- Painted crown molding
- Transom windows
- Guest closet

**Living Room**

- Open concept
- Cathedral ceiling
- Carpet
- Two Roman columns
- Recessed lights (dimmers)
- Arched & double hung floor-to-ceiling window system
- Pull-down shades

**Formal Dining Room**

- Maple hardwood flooring
- French glass doors
- Painted crown molding
- Chair rail
- Custom chandelier
- Blinds & curtains
- Pass-through Butler's pantry

**Butler's Pantry**

- Pocket door – Pass-through room
- Granite countertop
- Bar refrigerator with wood panel
- Wet bar
- Wine rack
- Wine glass holder
- Under counter lighting
- Tile floor
- Lots of built-in cabinets

**Kitchen/Dinette**

- Custom raised panel maple cabinets
- Granite counter tops
- Ceramic tile backsplash
- GE Profile double convection ovens
- KitchenAid refrigerator w/water & ice
- KitchenAid dishwasher
- Microwave
- GE electric 5-burner cooktop
- Disposal
- Kitchen island/lunch counter
- Stainless steel double sink
- Recycle bins
- Chef's pantry cabinet
- Roll out drawers
- Built-in maple wall display cabinet

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### Kitchen/Dinette, continued

- Sunny dinette has cupola wood ceiling
- Transom floor-to-ceiling Pella windows w/blinds
- Glass door to exterior patio
- Sliding Pella door to covered porch
- Beautiful views of wooded, private, fenced lot
- Lovely southerly-facing patio area
- Large 45x20 patio
- Marble floors

### Great Room

- Southerly facing – lots of natural light!
- Approx 20 ft ceiling w/ceiling lights
- 3 Roman columns
- Floor-to-ceiling brick-faced 2-story fireplace with gas starter & side wood box
- Built-in maple entertainment center- large TV w/wall speakers included
- Arched window & floor-to-ceiling wall of windows
- Four Pella windows w/internal blinds
- Ceiling fan
- Carpeting

### Guest Half Bath

- Tile floor
- Pedestal sink & custom mirror
- Kohler toilet

### 1<sup>st</sup> Floor Laundry

- Tile floor
- Window w/shade
- Laundry sink
- Decorative stained glass ceiling light
- Custom laminated cabinets & large utility closet
- Washer/dryer not included

### Half Bath

- Tile floor
- Built-in bookcase
- Kohler toilet
- Wall mirror
- Custom light fixture

### Master Bedroom

- Tray ceiling
- Built-in wall cabinet
- Transom windows w/internal shades
- Double wood doors w/transom
- Recessed lighting & lighted ceiling fan
- Carpeting

### Master Bath

- Tile floor
- Double vanity with makeup table
- Kohler whirlpool tub
- Walk-in shower with ceramic tile walls & glass door
- Transom windows
- Lg walk-in California Closet w/built-in drawers
- Pella windows w/internal blinds

### Sun/Spa Room 12x12

- Southerly facing
- Two walls of windows w/shades
- Casement transom windows
- Two skylights, recessed lights & ceiling speakers
- Humidity control vent
- Door leads to rear patio
- Ceramic tile floor
- Coleman 6-person hot tub spa (ozone- no chlorine)

### Study/Office

- Transom door window
- Built-in maple lighted wall cabinet
- Double wood doors
- Two windows
- Closet
- Surround sound speakers
- Carpeting

## 2<sup>nd</sup> Floor

### North Bedroom

- Ceiling fan
- Deep closet w/bi-fold doors
- Carpeting
- Window shades

### South Bedroom

- Lighted ceiling fan
- Large closet
- 2 windows w/ internal shades
- Carpeting

### Northeast Bedroom

- Lighted storage closet
- Stereo speakers
- Large closet
- Ceiling fan & window shades
- Carpeting

### Full Bath

- Double vanity
- Pocket door
- Walk-in shower
- Built-in linen closet
- Tile floor

### Garage

- 3-stall garage
- Basement staircase access
- Three floor drains
- Pull down lighted attic storage
- Plaster walls & ceiling
- One cold water spigot
- Three garage openers
- Built-in storage cabinets
- Side door to backyard

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### Basement

- Roughed in for bathroom
- Access to garage
- Custom lighting & electrical
- Floor drains
- 2 built-in cabinets
- 2 ground-level Pella windows
- Utility sink with hot & cold water (no drain)
- Approx 1500 sq ft area for walkout available to be finished
- Window well

### Other Amenities

- New roof 2021 (H & S)
- Two gas-forced air furnaces- 2020
- Two central air conditioners- 2020
- Two Honeywell electric air cleaners
- Two Honeywell humidifiers
- Two 40-gallon water heaters
- Mostly brick exterior
- Broan central vac & attachments
- In-ground sprinkler system (Rainmaster)
- Exterior soffit lights
- Extensive landscaping & landscaping lights (not used)
- Covered front porch w/brick floor
- Rear stone retaining wall
- Pella windows – many w/internal blinds
- Kohler toilets
- 400-amp electric service
- Concrete drive with decorative brick edge & center
- Roughed in bathroom in basement
- Leviton programmable lighting system
- Garage staircase to basement
- Basement radon system

### Not Included

- Washer and dryer

## Plat Map

