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



Bill Dean	3665 Point Lane		Ranch		Northeast Green Bay-Scott			3	1 ½	\$739,900	
Lister	Address		Style		Area			Brown County	Bedrooms	Bath	Price
**Total Grd. Sq. Ft.	Approx. 1,584 Sq Ft	Window Treatmt	Y	ROOMS	MAIN LEVEL			BASEMENT			
**Above Grd. Sq. Ft.	Approx. 1,344 Sq Ft	Fireplace	N					Semi-Finished Rooms			
**Below Grd. Sq. Ft.	Approx. 240 Sq Ft	Range Elec	Y	Foyer	Hall Closet	Cer					
*Lot Size/Acres	110' on Bay, 0.61 Ac	Dishwasher	Y	Living/Great Rm	16x13	C					
Exterior	Vinyl	Refrigerator	N	Dining Room							
Year Built	1993	Microwave	Y	Kitchen/Dinette	19x13	Cer					
Basement-Type	Full-Poured Concrete	Disposal	Y								
Taxes	'23- \$4,407.32	Public Water	Y	Family Room							
Roof 2011	Fiberglass	45' Boat Ramp	Y	Baths	Half	Cer					
Heat-Type 2017	GFA	Dog Fence	Y	Primary Bath	Tub/Shower	Cer					
Water Heater2019	40 Gal Gas	Sewer	Y	Bedroom (P)	13x13	C					
Garage 2	24x22 + 28x40	Seawall	Y	Bedroom	11.6x9.4	C					
Occupancy	At Closing	Ceiling Fan	Y	Bedroom	10x9.6	C					
Utilities WPS	Gas \$45, Elec \$96	Natural Gas	Y	Bedroom							
School-Public	Red Smith/Preble	Central Air 2011	Y	Flex Room				12x10	C		
Seller/Occupant		Water Softener	*	Flex Room				12x10	C		
Lockbox <input checked="" type="checkbox"/>	Supra	G. Door Opener	2	Laundry	1 <sup>st</sup> Floor	Cer					
MLS Number	50296007	Deck 16x24	Y								

**Parcel No:** SC-1601.20

**Go to Webpage** [www.3665point.com](http://www.3665point.com)

**Legal Desc:** Town of Scott

\*Water softener not used- not hooked up  
 Property is out of FEMA flood plain

**Directions:** Location at Point Sable off  
 Nicolet Drive, N to W on dead end Point  
 Lane

**REMARKS:** BEAUTIFUL BAY SHORE LOCATION! Enjoy the sounds of the waves, vast Bay views, sandy beach area, private 45-foot long concrete boat ramp! Dead-end street adjoins the Point Sable Conservancy where nature abounds! AMAZING wildlife location! Cozy one-owner ranch-style home or cottage with patio doors to Bay facing wood deck and beautiful tree-covered Bayshore lot. Oversize 6/10 acre lot includes extra detached 28x40 2-car garage with insulated workshop, Kitchen/dinette with patio doors to Bay deck. Primary bedroom faces Bay, 1<sup>st</sup> floor laundry and ½ bath with exterior door to Bay, attached 2-car insulated garage and full basement includes 2 semi-finished rooms. VERY CHOICE RESORT-STYLE LOCATION! Call Bill Dean at 920-621-2329 today TO START YOUR VACATION HERE!

\* 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.



45' Boat Ramp



Bay Side



Back View



Living Room



Bayside Deck



Living Room





Kitchen



Bedroom #2



Kitchen



Basement



Primary Bedroom



**RUSH HOUR ON THE BAY**



[www.GreenBayWaterfront.com](http://www.GreenBayWaterfront.com)  
Your Waterfront Property Resource Guide

Seeking Waterfront Real Estate? Starting at \$400,000 and up, explore the possibility of having resort-style living right in your backyard. With 39 years of experience, Bill has assisted many clients in buying and selling waterfront properties. **For lots, cottages, Fox River, and bay homes, get in touch with Bill Dean, the waterfront real estate specialist!**



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