

50292094

Active-No Offer

812 BRIAR Lane Unit #: GREEN BAY , WI 54301-1124

List Price \$299,444



Total # Bldgs: 1		Total # Units: 2		Prop Type: Duplex (2 Unit)	
County	Brown	Deeded Access		No	
Tax Municipal Sub-Area	None	Restrictive Covenant(s)		Unknown	
School-District	Green Bay Area	Flood Plain		Unknown	
Subdivision Name		Completed New Construction		No	
Tax Net Amt	\$3,471.00	Under Construction		No	
Tax Year	2023	To be built w/Lot		No	
Tax ID (Paragon)		Est Completion Date			
Assessments Total		Builder Name			
Assessment Year		Water Frontage		No	
Special Assessments		Water Body Name			
Age Est (Pre2017)		Water Type			
Year Built Est	1970	Est Water Frontage			
Source-Year Built	Assessor/Public Rec	Source-Water Frontage			
# TTL Bldg Parking-Outside	2				
# TTL Bldg Parking-Inside	2				



Description	Data	Data Source	Description	Data	Data Source	Schools
SQFT Fin Above Grade Est	2,228	Assessor/Public Record	Acres Est	0.28	Assessor/Public Record	Elem Sch
SQFT Fin Below Grade Est	1,137	Assessor/Public Record	Lot Dimensions Est			MidSch
SQFT Total Fin Abv & Blw	3,365	Assessor/Public Record	Lot SQFT Est	12,182	Assessor/Public Record	HighSch

Room	Unit 1	Unit 2	Unit 3	Unit 4	Bldg Info	Features:
Est. SQFT:	1,683	1,682			Furnaces	2 UNIT 1 MISC INCLUDED Wood/Simulated Wood Fl, Air Conditioning, Balcony/Patio,
Level:	Main	Main			WtrHeaters	2 Dishwasher, Gas Fireplace, In Unit Laundry, Range/Oven, Refrigerator, Separate Heat
Location:	812	814			Dryers	0 Control, Separate Storage Incl
# Beds:	2	2			Refrigs	2 UNIT 1 GARAGE/UNIT DESC 2 Spaces, 1 Car Garage - Att
Baths-Full:	1	1			Ranges	1 UNIT 2 MISC INCLUDED Pantry, Wood/Simulated Wood Fl, Air Conditioning, Balcony/Patio,
Baths-Half:	0	0			WatrSoftnr	0 Gas Fireplace, In Unit Laundry, Separate Heat Control, Separate Storage Incl, Refrigerator
Heat Pd by:	Tenant	Tenant			AC Units	2 UNIT 2 GARAGE/UNIT DESC 1 Car Garage - Attached, 2 Spaces
Elec Pd by:	Tenant	Tenant			Dishwashrs	1 STYLE/BUILDING TYPE 1 Story, 2 side by side
Water Pd by:	Tenant	Tenant			Disposals	0 EXTERIOR MAIN BLDG Brick, Vinyl
Rent/Vac/OO:	Owner Oc	Rent			Washers	0 WATER FOR BUILDING Municipal Public Water
Rent \$ Amt:		\$1,000				WASTE FOR BUILDING Municipal Sewer
Lease Exp:						HEATING FUEL TYPE-BLDG Natural Gas
Living Rm:	18x12	18x12				HEATING/COOLING-BLDG Central A/C, Forced Air
Family Rm:	27x11	27x11				FOUNDATION FOR BUILDING Poured Concrete
Dining Area:	14x09	14x09				LOWER LEVEL BUILDING Partial Basement, Sump Pump, Partial Fin. Contiguous
Kitchen:	12x07	12x07				BUILDING PARKING Attached, Outside
Bed Rm1:	15x12	15x12				ZONING 2 Family/Duplex
Bed Rm 2:	11x10	11x10				MISC BUILDING Fenced Yard
Bed Rm 3:						UTILITIES Indv Control/Unit, Sep Elec Meters/Unit, Sep Water Meter/Unit
Laundry:						DOCUMENTS ON FILE Seller Condition Report, Tax Bill
Other Rm 1:	06x04	06x04				BARRIER FREE FEATURES 1st Floor Bedroom, 1st Floor Full Bath, Level Drive
Desc:	Foyer	Foyer				
Other Rm 2:	14x12	14x12				
Desc:	Exerc	Exerc				
Other Rm 3:						
Desc:						

**Directions** Hwv 172. SW on Webster Ave exit. right on Webster. left on Hoffman Rd. right on E River drive. right onto Briar Lane.

**Remarks-Public** A great investment property or rent one and live in the other! A charming 2-family side-by-side duplex. perfectly situated on a spacious .28 acre lot with a fully fenced yard. ideal for entertaining or relaxation. Each unit boasts 2 bedrooms. a ranch-style layout. and the comfort of A/C. Cozy up by the wood-burning fireplace on chilly evenings. and enjoy the added bonus of partial finished basements. perfect for a family room. home office. or additional living space. This unique property offers endless possibilities for investors. families. or those looking for a convenient in-law suite. Don't miss out on this one-of-a-kind opportunity to own a versatile property in a sought-after location. Per seller. all offers to be submitted by 10 AM on June 3 & presented no later than 8 PM on June 3.

**Inclusions** 1 Stove. 2 refrigerators. 1 dishwasher

**Exclusions** All Seller and tenant personal property

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Days On Market 1  
Electronic Consent Yes  
Selling Price  
Close Date  
Financing Type

Listed by: 24260 101732 Expert Real Estate Partners, LLC  
Co-Listed by: 24260 110781 Expert Real Estate Partners, LLC

Ad Code  
Licensee Int/Broker Own No

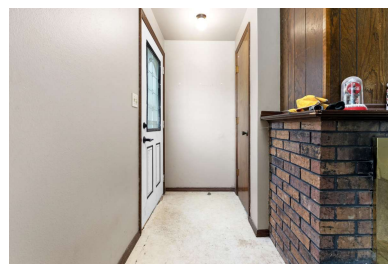
Type Of Sale  
Misc Closed Info  
Sell Ofc:  
Sell Agt:



Welcome to 812 Briar Lane



Front with Landscaping



812 Foyer



Living Room



Has Fireplace



Gas Fireplace



Window over Sink



Kitchen



Includes Appliances



Pantry



Dining Area



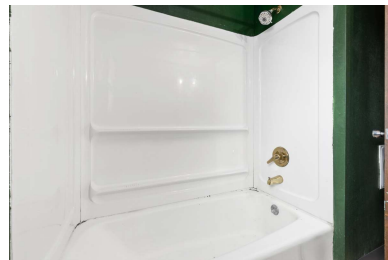
Bedroom 1



With Patio Doors

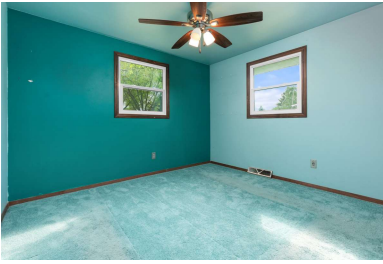


Full Bath

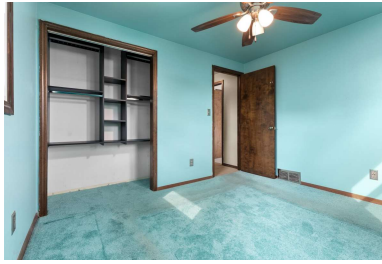


Shower over Tub





Bedroom 2



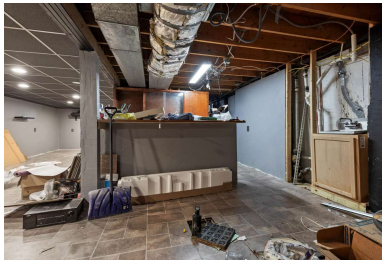
With Custom Closet



Family Room



Rec Room or Your Choice



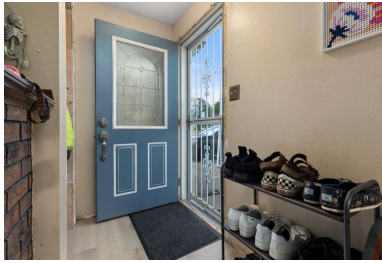
Storage Area



814 Briar Lane



Side of 814 Briar Lane



814 Foyer



Living Room



With Fireplace



Gas Fireplace



Spacious with a View



Kitchen



Laminate Flooring



Dining Area