

Sandra Ranck

REAL ESTATE COLLECTIVE



YOUR DREAM HOME IN AN
IDYLLIC LOCATION



Is this the perfect E De Pere river lot you have been searching for for years? If you have been waiting...This may be THE ONE. Idyllic, private, quiet & picturesque Fox River land opportunity to build the home of your dreams on scenic meandering Old Plank Road. 1.27 acres of beautiful trees, 232' of river frontage & suitable for a walkout. Enjoy the restorative tranquil setting, sunsets, sights & sounds of nature & priceless relaxation w/ the stunning views. What an intriguing backdrop for you to shape as you see fit to compliment your ideal home vision. The location can handle your level of dream size wise & financially...The possibilities are endless. Opportunity is priced w/ the home being a teardown in mind.

LISTING AGENT		CONTACT INFORMATION		PRICE
SANDRA RANCK		920-265-5033 SANDRA@SANDRARANCK.COM		PLEASE CALL

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	TAXES/PARCEL
2420 OLD PLANK ROAD	DE PERE	54115-8658	BROWN	TOWN OF LEDGEVIEW	\$9,628 D-48-4

ROOM	SIZE	LEVEL	FLOOR
FOYER	7X5	MAIN	CARPET
GREAT ROOM	29X18	MAIN	CARPET
SITTING ROOM	13X10	MAIN	CARPET
KITCHEN	10X10	MAIN	LVP
DINETTE	10X7	MAIN	LVP
SCREENED IN PORCHES	36X10 34X10	MAIN	CARPET
BEDROOM ONE	16X11	MAIN	HARDWOOD
BEDROOM TWO	12X14	MAIN	HARDWOOD
BATHROOM ONE	FULL	MAIN	SHEET VINYL
RECREATIONAL ROOM	29X24	LOWER	CARPET
BEDROOM THREE	11X12	LOWER	CARPET
BEDROOM FOUR	16X13	LOWER	CARPET
BATHROOM TWO	FULL	LOWER	TILE

LOT SIZE	FOX RIVER FRONTAGE
1.2	232'

BEDS	BATHS	STYLE	GARAGE
4	2	1-STORY	2-STALL

EST SQ FT	MAIN	LOWER
1-STORY	1,449	1,449

MECHANICAL		FEATURES	
BUILDER	UNKNOWN	ZONING	RESIDENTIAL
AGE	1951	FLOOD PLAIN	UNKNOWN
ROOF	STEEL 2022	WARRANTY	NO
EXTERIOR	STUCCO/DRIVET	INSPECTION	NO
PATIO DECK	2 3-SEASON ROOMS	WATER	MUNICIPAL
LOWER LEVEL	FINISHED	SEWER	MUNICIPAL
HEAT TYPE	GAS RADIATOR	FIREPLACE	GAS
CENTRAL AIR	NO	WINDOW TREATMENTS	NO
WATER HEATER	YES	UTILITY GAS	\$80
WATER SOFTENER	YES	UTILITY ELECTRIC	\$76
SUMP PUMP	NO		

APPLIANCES			
RANGE OVEN	YES - ELECTRIC	RANGE HOOD	SELF-VENTING
MICROWAVE	YES	REFRIGERATOR	YES
WASHER DRYER	NO	DISHWASHER	YES

PUBLIC SCHOOL DISTRICT		
DE PERE SCHOOL DISTRICT		

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
SUSIE ALTMAYER	FOX VIEW	DE PERE



LUXURY

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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. --NOT INCLUDED: PERSONAL PROPERTY OF THE SELLER