

# Sandra Ranck

REAL ESTATE COLLECTIVE



ORGANIC MODERN  
LEDGEVIEW CONDO



Stunning stand alone Ledgeview 4 bdrm/3041' condo featuring a picturesque nature setting on a pond w/ a natural organic modern aesthetic. Fantastic smart floor plan w/ that crucial extra flex room on the main level, tons of natural light, ever changing nature views, rich/warm textural material selections (designer selected) that make the home feel very comfortable, covered front & back porches (privacy fence in back). LL features 2 egress windows & is plumbed for a full bath for additional expansion. Oversized 2 stall GA w/ zero entry to home. Huge yard. Outstanding E DePere location close to schools, trails, shopping & downtown. Superior combination of a single family home w/ the ease of condo living. Only 6 units in Hickory Creek Condo Development. Move in ready!

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	PARCEL
1871 LEDGEVIEW ROAD	DE PERE	54115-	BROWN	TOWN OF LEDGEVIEW	D-2557

ROOM	SIZE	LEVEL	FLOOR
FOYER	6X8	MAIN	LV HW PLANK
GREAT ROOM	20X16	MAIN	LV HW PLANK
DINETTE	10X14	MAIN	LV HW PLANK
KITCHEN	26X14	MAIN	LV HW PLANK
SUNROOM	14X13	MAIN	LV HW PLANK
PRIMARY BEDROOM	14X15	MAIN	CARPET
PRIMARY BATHROOM	FULL	MAIN	LVT
LAUNDRY ROOM	7X9	MAIN	LV HW PLANK
MUD ROOM	8X9	MAIN	LV HW PLANK
BATHROOM TWO	HALF	UPPER	LV HW PLANK
BEDROOM TWO	15X12	UPPER	CARPET
BEDROOM THREE	14X13	UPPER	CARPET
BONUS ROOM   BEDROOM FOUR	12X24	UPPER	CARPET
BATHROOM THREE	FULL	UPPER	LVT
UNFINISHED LOWER LEVEL		LOWER	

STYLE	BEDS	BATHS
2-STORY	4	3

EST SQ FT	LOT SIZE	GARAGE
3,041	N/A	2-STALL

ABOVE GRADE	BELOW GRADE
3,041	UNFINISHED 1,629

PROPERTY DETAILS AND FEATURES			
BUILDER	CLASSIC CONSTRUCTION	ZONING	RESIDENTIAL
AGE	2025	FLOOD PLAIN	UNKNOWN
ROOF	ASPHALT	WARRANTY	1 YEAR*
EXTERIOR	VINYL   REAL STONE	INSPECTION	NO
PATIO   DECK	COVERED PATIO	WATER	MUNICIPAL
LOWER LEVEL	UNFINISHED	SEWER	MUNICIPAL
HEAT TYPE	GAS	FIREPLACE(S)	GAS
CENTRAL AIR	YES	WINDOW TREATMENTS	NO
WATER HEATER	YES		
SUMP PUMP	YES	*BUILDER'S WARRANTY	

APPLIANCES			
RANGE   OVEN	GAS	RANGE HOOD	VENTS OUTSIDE
MICROWAVE	YES	REFRIGERATOR	YES
WASHER & DRYER	YES	DISHWASHER	YES

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
HERITAGE	DE PERE MIDDLE	DE PERE HIGH

PUBLIC SCHOOL DISTRICT
DE PERE SCHOOL DISTRICT







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