





“One of the things we’ve appreciated most about living here is the wonderful neighborhood and the people who make it so welcoming. The neighbors are friendly, considerate, and create a genuine sense of community. It’s a peaceful, comfortable setting where we’ve always felt safe and at home. The neighborhood is also ideal for spending time outdoors, whether enjoying a morning walk, an evening stroll, or simply taking in the beautifully maintained surroundings. It’s a place that offers a wonderful balance of privacy, connection, and everyday enjoyment.”

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

ADDRESS	CITY	ZIP CODE	COUNTY	MUNICIPALITY	PARCEL TAXES
1615 HIDDEN FALLS COURT	LEDGEVIEW	54115	BROWN	TOWN OF LEDGEVIEW	D-1790 \$11,983

MAIN LEVEL	UPPER	LOWER LEVEL	EST SQ FT	LOT SIZE	GARAGE
1,552	2,146	1,552	5,250	.505	3-STALLS

STYLE	BEDS	BATHS
2-STORY	6	4 FULL 1 HALF

ROOM	SIZE	LEVEL	FLOOR
FOYER	12X10	MAIN	EHW*
FORMAL DINING ROOM	12X12	MAIN	EHW*
GREAT ROOM	2230	MAIN	EHW*
KITCHEN	17X17	MAIN	EHW*
DINETTE	17X10	MAIN	EHW*
LOCKER ROOM	12X13	MAIN	EHW*
OFFICE DEN	11X13	MAIN	EHW*
BATHROOM	HALF	MAIN	TILE
PRIMARY BEDROOM	14X18	UPPER	EHW*
PRIMARY BATHROOM	FULL	UPPER	TILE
BEDROOM TWO	12X15	UPPER	CARPET
BATHROOM THREE	FULL	UPPER	LV**
LAUNDRY ROOM	10X12	UPPER	LV**
BATHROOM FOUR	FULL	UPPER	LV**
BEDROOM THREE	15X17	UPPER	CARPET
BEDROOM FOUR	13X20	UPPER	CARPET
BEDROOM FIVE	13X15	UPPER	CARPET
FAMILY ROOM	17X16	LOWER	LV**
REC/GAME ROOM	21X17	LOWER	LV**
FULL KITCHEN	24X13	LOWER	LV**
BEDROOM SIX GYM	13X13	LOWER	LV**
BATHROOM FIVE	FULL	LOWER	LV**

* ENGINEERED HARDWOOD			
** LUXURY VINYL			

PROPERTY DETAILS			
AGE	2016	ZONING	RESIDENTIAL
BUILDER	RADUE	FLOOD PLAN	UNKNOWN
ROOF	ASPHALT 2016	WARRANTY	NO
EXTERIOR	BRICK VINYL	INSPECTION	NO
WINDOWS	PELLA 2016	WINDOW TREATMENTS	BLINDS
PATIO	STAMPED CONCRETE	DECK	COMPOSITE

MECHANICALS			
WATER HEATER	TANKLESS 2025	HEAT TYPE	GAS 3 ZONES
WATER SOFTENER	YES OWNED	CENTRAL AIR	YES
RADON MITIGATION	YES	FIRPLACE(S)	WOOD & GAS
SECURITY SYSTEM	MARTIN	UTILITIES	GAS \$ ELECTRIC \$
CENTRAL VACUUM	YES	WATER & SEWER	MUNICIPAL
SUMP PUMP	YES		

APPLIANCES			
RANGE OVEN	LG - GAS 2021	RANGE VENT	VENTS OUT
BEVERAGE REFRIGERATOR	FULL SIZE	REFRIGERATOR	LG 2019
MICROWAVE	LG 2019	DISHWASHER	LG 2025
WASHER	2 - LG 2016	DRYER	LG - GAS 2016

* ADDITIONAL REFRIGERATOR, RANGE, DISHWASHER AND MICROWAVE IN LOWER LEVEL

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



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