Sandra Ranck

Excellence in Distinctive Real Estate

Keller Williams Realty

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Please see www.SandraRanck.com for details and additional photos of this very distinctive home.

2028 Ledge Haven Court

Cul-de-Sac location. Walking distance to parks and East River Trail.

Beautiful light filled open concept 4-bedroom home on a large cul-de-sac lot in high demand East DePere. Home features many luxury upgrades such as Pella windows, Wolf & SubZero appliances, Kohler fixtures, security & sprinkler systems, Invisible Fencing inside & out, theater room, deluxe 3+ stall garage, large covered back patio, fire pit, large sport/basketball court. Southern orientation of back of home allows for an abundance of invigorating natural light. Generous yard is great for all kinds of fun. Immaculate/outstanding condition. Pre-inspected & ready for immediate occupancy.

ADDRESS	LISTING AGENT	PRICE
2028 Ledge Haven Court	Sandra Ranck	$450,000

CITY	COUNTY	MUNICIPALITY	ZIP CODE
DePere	Brown	Town of Ledgeview	54155

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 story	4	2 Full/2 Half	3,591	.606 Acres	$6,319.40-2016/D-895

ROOM	SIZE	LEVEL	FLOOR
Foyer	6x12	Main	Tile
Great Room	25x16	Main	Carpet
Dining Room/Office	12x14	Main	Carpet
Kitchen	15x22	Main	Tile
Dinette	16X9	Main	Tile
Laundry Room	6X9	Main	Tile
Mud Room	11X7	Main	Tile
Bathroom	Half	Main	Tile
Master Bedroom	12x14	Upper	Carpet
Master Bathroom	Full	Upper	Tile
Bedroom 2	11x14	Upper	Carpet
Bedroom 3	11x14	Upper	Carpet
Bedroom 4	13x11	Upper	Carpet
Bathroom	Full	Upper	Tile
Theater Room	24x15	Lower	Carpet
Exercise/Flex	11x8	Lower	Carpet
Bathroom	Half	Lower	Tile

KITCHEN			
Range	Wolf-Gas	Refrigerator	Sub-Zero
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes
MECHANICALS		**FEATURES**	
Heat Type	GFA	Exterior	Brick/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	Yes-Own	Warranty	No
Water Heater	Gas	Inspection	Yes
Sump Pump	Yes	Fireplace	Gas
Basement	Full-Finished	Deck/Patio	Patio-Brick
Roof	Asphalt Shingle	Water	City
Flood Plain	No	Sewer	City
Zoning	Residential	Age	2003
Utility - Gas Avg:	$54.03		
Utility - Electric Avg:	$135.73		
3 car attached garage			

Public Schools		
East DePere		
Elementary	**Middle School**	**High School**
Heritage	DePere Middle	East DePere

ADDITIONAL INFO:

See SandraRanck.com for drone video and Matterport virtual tour video.

Information deemed reliable but not guaranteed . *Not Included: Personal Property of the Seller

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