

## **818 Rivers Run DePere/Additional Amenities**

The purpose of this document is to provide helpful information about this property and its amenities. It is not intended to be an all-inclusive list of every feature of this home, nor is it deemed to be 100% accurate. An Offer To Purchase would dictate what is included in the sale of this property.

### **Foyer**

Custom wood front door  
Engineered hardwood floors/radiant  
Panoramic (E) Fox River views  
Open to Great Room and staircase (beautiful curved, open, metal spindles)

### **Great Room**

X-large gas fireplace/limestone surround/mantle  
Engineered hardwood floors/radiant  
Floor to ceiling windows w/(E) panoramic River views  
Open to Kitchen/Dinette

### **Dinette**

Floor to ceiling windows w/East and South panoramic River views  
Glass door to upper balcony with metal railing/spiral staircase to lower patio and pool.  
Engineered hardwood floors/radiant

### **Kitchen**

Double thick granite countertops  
Restaurant-grade Viking gas stove w/4 burners, griddle/ grill/vents outside  
Nice size pantry w/pocket door  
Farmhouse sink with South window above  
Island w/ prep sink/breakfast bar seating  
Engineered hardwood floors/radiant

### **Half Bath**

Tile floor/radiant  
Limestone counter/sink w/wood vanity

### **Office/Den**

Double glass entry doors  
Engineered hardwood floors/radiant  
Built-in desks/bookshelves/entertainment area  
Wood cathedral ceiling/2 ceiling fans  
Large windows/Conservancy views (West)

### **Master Bedroom**

Floor to ceiling East wall of windows/panoramic River views  
Glass door to private master balcony  
Engineered hardwood floors/radiant  
Oversized custom walk-in dressing room/closet w/custom cabinetry and center island w/transom windows

### **Master Bath**

East bank of windows (Panoramic river views)  
Limestone flooring/radiant  
Limestone surround soaking tub  
Limestone countertops  
Dual wood vanities  
Walk-in limestone steam shower w/main shower head and handheld w/transom window and built-in bench  
Private Water Closet w/transom window

### **Back Hall**

**Laundry Room** with large utility sink/ tile floor w/door  
**Locker Room area** with 4 lockers/storage above and below/tile floor w/door  
Door to Garage  
Engineered hardwood floors/radiant

### **Lower-Level Family Room**

Floor to ceiling East wall of windows/ panoramic River views w/glass doors that open to the pool area and lower patios  
Engineered hardwood floors/radiant

### **LL Family Room (contd.)**

Bar area with granite counter tops, wet bar, dishwasher, full-size refrigerator and custom cabinetry

### **Bedroom #2/En-Suite**

East/South bank of windows (Panoramic River views)

Carpet/radiant

Very large fitted walk-in closet

### **En-Suite Bathroom**

Penny-tile floor/radiant

Floating vanity w/glass sink w/granite countertop

Large walk-in tiled shower w/built-in ledge

### **Bedroom #3**

East bank of windows ((Panoramic River views)

Carpet/radiant

2 double door closets

### **Bathroom**

Double vanity w/granite countertop

Tile floor/radiant

Walk-in tile shower and separate tub

### **Bedroom #4**

Glass French doors

North and East bank of windows

Carpet/radiant

Closet

### **Mechanical Utility area # 1 w/door**

2<sup>nd</sup> gas forced air furnace

Water softener system

2<sup>nd</sup> Aprilaire

LL door to staircase/Garage

### **Flex area under the garage w/door**

Spancrete ceiling

Utility area w/sink and door

Carpet/concrete/radiant

Large storage space w/shelves and door

### **Infinity Style Pool**

Heated tile cement pool with cover overlooking the Fox River

2 patio areas

### **Storage Room #2/ Utility Room**

Gas forced air furnace

Air cleaner

Aprilaire

Extra-large storage space

### **Garage**

Large bright 3-stall deep garage

2 large transom windows (North and South)

3 floor drains

Staircase to lower level

Extra storage

Wood garage doors w/windows

### **Extra Details**

Located on the widest part of the Fox River with approx. 89' of Fox River frontage

Spectacular sunrises and moonrises with Eastern Exposure

Expansive water views

You can travel the Fox River to Lake Winnebago and Door County through river lock system

Across from a ravine

Steve Schoen Builder

Stone and Stucco exterior (Stucco inspection on-file)

Cedar shake roof

Radiant heat throughout

Central Vacuum system

Solid 2-panel wood doors throughout w/high level hardware and hinges

Condominium Association maintains common areas (permanent piers/walkway)

Can opt in or out of having lawncare and snow removal provided by the condo. Association (extra fee)

Includes an assigned side of one of the piers

Tranquil setting between a wood ravine and the Fox River

