

# Sandra Ranck

Excellence in Distinctive Real Estate



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KELLERWILLIAMS

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# 4179 Willow Brook Road

Significantly renovated (DeLeers) Ledgeview residence in a spectacular private setting offers an inspired home to call your own. Extensive renovation of home & yard complete in 2006 focused on intertwining areas of tranquility, comfort & privacy to create a haven of relaxation & fun for family/friends. Chef's dream kitchen w/ FP, open-concept great rm overlooking pool area provides plenty of space to hang & an oversized wood burning FP, amazing master suite w/ private deck overlooking pool area, indoor & outdoor hot tubs, fantastic LL walks-out to private pool area & grounds. Extra 2-stall+ GA.

ADDRESS	LISTING AGENT	PRICE
4179 Willow Brook Road	Sandra Ranck (920) 265-5033	Please Call

CITY	COUNTY	MUNICIPALITY	ZIP CODE
De Pere	Brown	Town of Ledgeview	54115

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
2 story	4	4 Full/1 Half	7200*	1.975 acres	\$10,761.30-'17/D-202-2

ROOM	SIZE	LEVEL	FLOOR
Foyer	7x12	Main	Marble
Office	12x13	Main	Hardwood
Great Room	15x30	Main	Hardwood
Spa Room	13x14	Main	Tile
Kitchen	15x21	Main	Hardwood
Formal Dining	13x14	Main	Hardwood
Family/Hearth	20x25	Main	Hardwood
Dinette	13x15	Main	Tile
Laundry	9x12	Main	Tile
Bath	Half	Main	Tile
Master Bedroom	18x22	Upper	Carpet
Master Bath	Full	Upper	Tile
Bedroom 2	13x14	Upper	Carpet
Bedroom 3	12x13	Upper	Carpet
Bathroom	Full	Upper	Tile
Bedroom 4 (Suite)	13x16	Upper	Carpet
Bathroom (with Bed 4)	Full	Upper	Tile
Exercise/Rec	20x25	Lower	Cement
Bathroom	Full	Lower	Cement
Family	15x30	Lower	Carpet
Kitchenette/Bar	10x12 plus	Lower	Carpet/Tile
Play Area	10 x 13	Lower	Carpet

KITCHEN			
Range	Wolf Gas	Refrigerator	Sub Zero
Dishwasher	Bosch (2)	Disposal	Yes
Microwave	Yes(need type)	Exhaust Fan	Yes-Wolf
MECHANICALS		FEATURES	
Heat Type	GFA (2)	Exterior	Brick
Central Air	Yes (2)	Window Treatments	Yes
Water Softener	Yes-own	Warranty	No
Water Heater	Yes-Gas	Inspection	No
Sump Pump	Yes	Fireplace	4 (3 gas, 1 WB)
Basement	Full Finished	Deck/Patio	Both
Roof	Cedar	Water	City
Flood Plain	No	Sewer	City
Zoning	Residential	Age	1990
Utility - Gas Avg:	\$114		
Utility - Electric Avg:	\$289		
3 car attached Garage			
Additional 2 car detached heated Garage			
In-ground pool/ Hot tub/Pool House			
Private fenced yard			
Cedar shingle roof			
Public Schools			
De Pere			
Elementary	Middle School	High School	
Heritage Elementary	Foxview Intermediate/De Pere Middle	De Pere	

\*Approx 3000' Main/2000' Upper/2200 Lower Level

Information deemed reliable but not guaranteed . \*Not Included: Personal Property of the Seller  
Please See SandraRanck.com for details and additional photos of this very distinctive home.