

Sandra Ranck

Excellence in Distinctive Real Estate



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KELLERWILLIAMS
Luxury
INTERNATIONAL

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2204 River Trail Court

Fantastic 3 bedroom (4th in LL w/ the addition of an egress window) 3 full bath ranch in River Trails Estates neighborhood on a private ravine lot. New roof in 2015, refreshed kitchen in 2018 (new Corian counters, SS appliances), all new lower level (family room, bar area, flex spaces, full bath) in 2019, high ceilings, luxury master suite, stamped concrete patio/walkway & driveway, fenced backyard, borders Dutchman's Creek, quiet cul de sac street. Outstanding opportunity!

ADDRESS	LISTING AGENT	PRICE
2204 River Trail Court	Sandra Ranck	\$350,000

CITY	COUNTY	MUNICIPALITY	ZIP CODE
De Pere	Brown	City of De Pere	54115-8123

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
Ranch	3	3	2824*	.31	WD-1027-8/\$5645.31

ROOM	SIZE	LEVEL	FLOOR
Great Room	18x15	Main	Carpet
Dining Room	11x9	Main	Tile
Kitchen	21x11	Main	Tile
Laundry Room	6x5	Main	Tile
Master Bedroom	16x12	Main	Carpet
Master Bath	Full	Main	Tile
Bedroom #2	12x11	Main	Carpet
Bedroom #3	11x11	Main	Luxury Vinyl Plank
Bath	Full	Main	Tile
Rec Room	49x13	Lower Level	Luxury Vinyl Tile
Family Room	11x15	Lower Level	Luxury Vinyl Tile
Office	11x11	Lower Level	Carpet
Bath	Full	Lower Level	Vinyl Tile

KITCHEN			
Range	Yes	Refrigerator	Yes
Dishwasher	Yes	Disposal	Yes
Microwave	Yes	Exhaust Fan	Yes
MECHANICALS		FEATURES	
Heat Type	Nat. Gas	Exterior	Brick/Vinyl
Central Air	Yes	Window Treatments	Blinds
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	Yes/Basten
Sump Pump	Yes	Fireplace	Yes
Basement	Yes	Deck/Patio	Yes
Roof	New Roof 2015	Asphalt	Water
Flood Plain	No	Sewer	City
Zoning	Residential	Age	1998
Utility - Gas Avg:	\$43.00		
Utility - Electric Avg:	\$103.00		
Public Schools			
West De Pere School District			
Elementary	Middle School	High School	
Hemlock Creek	West De Pere	West De Pere	

ADDITIONAL INFO:
*1824 Above Grade/1000' Below Grade
New Roof in 2015, LL Finished in 2019, LL 4th bedroom possible with installation of egress window.
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.