

Sandra Ranck

Excellence in Distinctive Real Estate



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INTERNATIONAL
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#noplacelikehome

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Prestigious Grande Ridge Estates...

Highest quality Paul Johnson custom home features a fresh farmhouse style with classic selections/finishes and relaxing neutral inviting color palette. Thoughtfully designed with ease of living in mind you will find & enjoy many unique touches and useful features. Sweeping nature views are seen from all main living areas and provide instant relaxation. Backyard faces South which makes for a home filled with natural light and provides the perfect yard for a pool. Ready for immediate occupancy. East DePere schools.

| ADDRESS | LISTING AGENT | PRICE |
|------------------------|---------------|-------------|
| 4667 Royal Vista Trail | Sandra Ranck | Please Call |

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

| STYLE | BEDS | BATHS | EST SQ FT | LOT SIZE | TAXES/PARCEL |
|---------|------|-------|-----------|----------|---------------------|
| 1 Story | 4 | 3.5 | 3,582* | .39 | D-2076 / \$1,014.60 |

| ROOM | SIZE | LEVEL | FLOOR |
|-------------------|-------|-------|---------------|
| Foyer | 6x7 | Main | Engineered HW |
| Living Room | 19x17 | Main | Engineered HW |
| Dining Room | 15x14 | Main | Engineered HW |
| Kitchen | 15x17 | Main | Engineered HW |
| Butler Pantry | 6x10 | Main | Engineered HW |
| Tuck-A-Way Office | 4x6 | Main | Engineered HW |
| Owner Bedroom | 14x16 | Main | Carpet |
| Owner Bathroom | Full | Main | Tile |
| Owner Closet | 8x13 | Main | Carpet |
| Laundry Room | 8x8 | Main | Tile |
| Mud Room | 6x8 | Main | Tile |
| Bathroom | Half | Main | Engineered HW |
| Bedroom #2 | 12x14 | Main | Carpet |
| Bedroom #3 | 12x14 | Main | Carpet |
| Bathroom | Full | Main | Tile |
| Family Room | 31x16 | Lower | Carpet |
| Bedroom #4 | 11x15 | Lower | Carpet |
| Bathroom | Full | Lower | Tile |
| | | | |
| | | | |

| KITCHEN | | | |
|-------------------------|----------------|-------------------|---------------|
| Range | Yes (Gas) | Refrigerator | Yes |
| Dishwasher | Yes | Disposal | Yes |
| Microwave | Yes | Exhaust Fan | Yes (Outside) |
| MECHANICALS | | FEATURES | |
| Heat Type | Gas Forced Air | Exterior | Pressed Wood |
| Central Air | Yes | Window Treatments | Shades |
| Water Softener | Yes-owned | Warranty | Builder |
| Water Heater | Yes | Inspection | No |
| Sump Pump | Yes | Fireplace | Gas |
| Basement | Full | Deck/Patio | Deck |
| Roof | Asphalt | Water | Municipal |
| Flood Plain | Unknown | Sewer | Municipal |
| Zoning | Residential | Age | 2021 |
| Utility - Gas Avg: | N/A | Garage | 3 stall |
| Utility - Electric Avg: | N/A | | |
| | | | |
| Public Schools | | | |
| De Pere | | | |
| Elementary | Middle School | High School | |
| Heritage | De Pere | De Pere | |

| ADDITIONAL INFO: |
|--|
| Builder - Paul Johnson Construction |
| *2,482 sq feet above grade / 1,100 sq feet below grade |
| 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. |