

Sandra Ranck

Excellence in Distinctive Real Estate



340 North Broadway
Green Bay, WI 54303

KELLERWILLIAMS
Luxury
INTERNATIONAL

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#noplacelikehome

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1767 Rainbow Ave

Riverfront 1950's rambling ranch mindfully & extensively (to the studs) renovated in 2012. Designed w/indoor/outdoor flow & connection in mind. Pella floor to ceiling windows/doors let in gorgeous natural light in all main living areas& provides stunning water/yard views. Bright spacious kitchen (Wilco cabinetry), ultra relaxing owner's luxury suite (Kohler soaking tub & steam shower), quarter sawn oak hardwood on main level w/ radiant heat, LL walks out to pool area. Saltwater heated pool with seating ledge for river viewing, pergola area, firepit, dock/permanent boat lift included. West DePere gem riverfront quiet neighborhood.

ADDRESS	LISTING AGENT	PRICE
1767 Rainbow Ave	Sandra Ranck (920) 265-5033	Please Call

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

STYLE	BEDS	BATHS	EST SQ FT	LOT SIZE	TAXES/PARCEL
Ranch	5	3 full / 2 half	5,196*	.51 acres	\$12,058.55 / WD-758-S-50

ROOM	SIZE	LEVEL	FLOOR
Foyer	7x6	Main	Hardwood
Living Room	22x25	Main	Hardwood
Dining Room	11x21	Main	Hardwood
Kitchen	20x19	Main	Hardwood
Laundry	8x12	Main	Tile
Bathroom	Half	Main	Hardwood
Bedroom #1/Office	9x13	Main	Carpet
Owner Bedroom	15x21	Main	Carpet
Owner Bathroom	Full	Main	Tile
Bedroom #3	12x12	Main	Carpet
Bathroom	Full	Main	Hardwood
Bathroom	Half	Lower	LVP
Kitchen	21x11	Lower	LVP
Family Room	22x25	Lower	LVP
Bathroom	Full	Lower	LVP
Bedroom #4	14x15	Lower	Carpet
Bedroom #5	15x11	Lower	Carpet

KITCHEN			
Range	Yes	Refrigerator	Yes
Dishwasher	Yes (2)	Disposal	Yes (2)
Microwave	Yes	Exhaust Fan	No
MECHANICALS		FEATURES	
Heat Type	Boiler	Exterior	Brick/vinyl
Central Air	Yes	Window Treatments	Blinds
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes (2)	Fireplace	Gas (2)
Basement	Full	Deck/Patio	Patio
Roof	Asphalt	Water	Municipal
Flood Plain	Unknown	Sewer	Municipal
Zoning	Residential	Age	1957
Utility - Gas Avg:	\$84/mo	Water Frontage	103 ft
Utility - Electric Avg:	\$228/mo		
Garage Stalls	3		
Public Schools			
West De Pere Schools			
Elementary	Middle School	High School	
Westwood	West De Pere	West De Pere	

ADDITIONAL INFO:
*2,698 square feet main / 2,498 square feet lower
Egress windows to be added to lower level bedrooms in mid-September.
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.