

Sandra Ranck

Excellence in Distinctive Real Estate



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KELLERWILLIAMS
Luxury
INTERNATIONAL

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#noplacelikehome

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Prestigious Meadow Ridge Estates...

Premium luxury executive home tucked away on a quiet Ledgeview court positioned perfectly to capture nature views and ensure privacy. Hallmarks of this beautiful home are the exceptional quality in craftsmanship/materials, the intelligent floor plan designed with ease of everyday living at the forefront and its pristine condition. Purposeful amenities such as Pella windows, radiant heat in the entire finished lower level/most of the main level, sound proofing in key areas, all brick, smart kitchen design among many other quality features all combine to offer a very comfortable relaxing home to live, work and entertain in. This is an outstanding & unique opportunity to own a home of this caliber. Please see the amenities sheet for all of the extensive details.

ADDRESS	LISTING AGENT	PRICE
2210 Wood Duck Ct	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
2 Story	5	5.1	6,837*	1.02 acre	D-686 / \$12,067

ROOM	SIZE	LEVEL	FLOOR
Great Room	18x20	Main	Hardwood
Kitchen	13x16	Main	Tile
Dinette	15x16	Main	Tile
Office	15x14	Main	Hardwood
Music Room	14x13	Main	Hardwood
Laundry Room	15x8	Main	Tile
Mudroom	8x21	Main	Tile
Owner Bedroom	18x16	Main	Hardwood
Owner Closet	10x13	Main	Hardwood
Bedroom #2	18x14	Upper	Carpet
Bedroom #3	13x12	Upper	Carpet
Bedroom #4	15x15	Upper	Carpet
Bedroom #5	18x16	Upper	Carpet
Bar Area	16x10	Lower	Tile
Family Room	20x35	Lower	Carpet
Cardio Room	14x16	Lower	Carpet
Exercise Room	18x13	Lower	Carpet
Theater Room	21x15	Lower	Carpet
Bath	Full	Main/Upper/Lower (5)	Tile
Bath	Half	Main (1)	Hardwood

KITCHEN			
Range	Yes (Gas)	Refrigerator	Yes (2)
Dishwasher	Yes	Disposal	Yes
Microwave	Yes (2)	Exhaust Fan	Yes (outside)
MECHANICALS		FEATURES	
Heat Type	Radiant & GFA	Exterior	Brick
Central Air	Yes	Window Treatments	Built-In Blinds
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	Yes-Basten
Sump Pump	Yes	Fireplace	Gas (2)
Basement	Yes	Deck/Patio	Patio (3)
Roof	Asphalt	Water	City
Flood Plain	Unknown	Sewer	City
Zoning	Residential	Age	2006
Utility - Gas Avg:	\$94	Garage	5 Stall
Utility - Electric Avg:	\$241		
Public Schools			
De Pere			
Elementary	Middle School		High School
Susie C. Altmayer	De Pere		De Pere

ADDITIONAL INFO:
*5,157' above grade/1,680' below grade
Multi-function sport court with lighting and fire pit area area
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.