

# Sandra Ranck

Excellence in Distinctive Real Estate



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# 2460 Old Plank Road



Fox Riverfront one owner custom built (Kassner) very lightly lived in condo featuring 4 (could easily be 5) bedrooms w/ the primary & an additional bedroom en-suite on the main level & a full private dock (electrical/electric boat lift & manual jet ski lift). Expansive windows in all main living areas offer beautiful water/sunset views and also provide lots of gorgeous natural light. High level craftsmanship & an elegant ease are felt the moment you step into the home. The entire property offering a pristine condition only adds to the appeal. Upper open air grilling balcony, a LL walk-out screened in porch, outdoor stone patio & your own private dock all offer additional ways to experience the highly sought after river setting. Enjoy the serene peace only living on water provides w/ none of the work. Ideal condo living and an exceptional opportunity. Use this QR code to obtain the listing information including all the photos, virtual tour and a list of additional amenities.

ADDRESS	LISTING AGENT	PRICE
2460 Old Plank Road	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
Exposed Ranch	4	3 Full / 1 Half	3,927*	N/A	\$10,119.48 (2021) D-993-4

ROOM	SIZE	LEVEL	FLOOR
Foyer	8x5	Main	Marble
Living Room	17x20	Main	Hardwood
Kitchen	10x27	Main	Hardwood
Dinette	17x11	Main	Hardwood
Dining Room	14x15	Main	Hardwood
Bathroom	Half	Main	Marble
Primary Bedroom	17x15	Main	Hardwood
Primary Bathroom	Full	Main	Hardwood
Bedroom #2	15x14	Main	Hardwood
Ensuite Bathroom	Full	Main	Marble
Family Room	19x16	Lower	Hardwood
Kitchenette	6x10	Lower	Hardwood
Bathroom	Full	Lower	Tile
Bedroom #3	13x14	Lower	Hardwood
Bedroom #4	13x11	Lower	Hardwood
Laundry Room	15x13	Lower	Hardwood
Office/Den	16x17	Lower	Hardwood

KITCHEN			
Range	Yes	Refrigerator	Yes (2)
Dishwasher	Yes (2)	Disposal	Yes
Microwave	Yes	Exhaust Fan	No
MECHANICALS		FEATURES	
Heat Type	GFA	Exterior	Brick/Vinyl
Central Air	Yes	Window Treatments	Yes
Water Softener	Yes	Warranty	No
Water Heater	Yes	Inspection	No
Sump Pump	Yes	Fireplace	Yes (2)
Basement	Full	Deck/Patio	Both
Roof	Asphalt shingles	Water	Municipal
Flood Plain	Unknown	Sewer	Municipal
Zoning	Residential	Age	2002
Utility - Gas Avg:	\$114	Garage	2 stalls
Utility - Electric Avg:	\$78	Quarterly Condo Fee	\$2,000
Public Schools			
De Pere School District			
Elementary	Middle School	High School	
Susie C Altmeyer	De Pere	De Pere	

**ADDITIONAL INFO:**

\*Approximately 2,217 sq ft on main level and 1,710 sq feet in the 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.