EXCELLENCE IN DISTINCTIVE REAL ESTATE







DATA SHEET













WELCOME TO THE FOX RIVER

IS THIS YOUR DREAM RIVERFRONT OPPORTUNITY?! 2.1 ACRES, 226' OF FOX RIVER SHORELINE, 4018' W/O RANCH, 4 BEDS, CEMENT HEATED POOL & IN A QUIET TRANQUIL NEIGHBORHOOD ON AN IDYLLIC LOT AT ONE OF THE WIDEST POINTS OF THE RIVER...WOW! YES, IT IS VINTAGE 1970'S. YES, YOU MAY WANT TO UPDATE IT BUT IT IS AVAILABLE. A RIVERFRONT HOME AT THIS PRICE, ON THIS SIZED LOT, W/THIS MUCH FRONTAGE & AVAILABLE IS AKA AS A UNICORN LISTING...RARE.THE LOCATION CAN HANDLE YOUR LEVEL OF DREAM SIZE WISE & FINANCIALLY...THE POSSIBILITIES ARE ENDLESS. A LOT OF HAPPY HAPPENED IN THIS HOME...IT IS A BELOVED FAMILY HOME/ESTATE SALE ALL READY FOR ITS' NEW CHAPTER. COUNTRYESQUE SETTING YET MINUTES TO DOWNTOWN. EAST DE PERE SCHOOLS W/ LOWER ROCKLAND TAXES. SOME POOL PIC VIRTUALLY STAGED FOR INSPO.

Λ	DDRESS		LISTIN	LISTING AGENT			PRICE			
AUDINESS 3458 SOLITUDE			SANDRA RANCK			PLEASE CALL				
CITY COUNTY					AXES/PARCEL		ZIP CODE			
DE PERE		BROWN	TOWN C	TOWN OF ROCKLAND		5,163 / R-70-1-4	54115-8617			
STYLE	BEDS		BATHS	EST SQ F	EST SQ FT		e garage		RAGE	
I-STORY	4		3	4,018		2.153	2-ST/		STALL	
ROOM	SIZE	LEVEL	FLOOR			KITCHEN				
GREAT ROOM	24X18	MAIN	WOOD	RANGE	YES	REFRIC	GERATOR		YES	
KITCHEN	14X13	MAIN	TILE	DISHWASHER	YES	DISPOS	SAL		NO	
DINETTE	13X18	MAIN	TILE	MICROWAVE	YES	EXHAL	JST FAN		SELF VENTILATING	
PRIMARY - BED	21X18	MAIN	CARPET	MECHANICAL	_S		FEATURES			
PRIMARY - BATH	FULL	MAIN	TILE	HEAT TYPE		4-ZONES / BOILER	EXTERIOR		VINYL	
FORMAL DINING	IIXI2	MAIN	WOOD	CENTRAL AIR		YES - MAIN LEVEL	WINDOW TREAT	MENTS	NONE	
BED - 2	12X15	MAIN	CARPET	WATER SOFTENER RENTE		RENTED	WARRANTY		NO	
BATH - 2	FULL	MAIN	CARPET	WATER HEATER YE		YES	INSPECTION		NO	
OFFICE	13X13	MAIN	CARPET	SUMP PUMP		NO	FIREPLACE		2 - WOOD	
FOYER	12X15	MAIN	WOOD	BASEMENT		FULL - WALKOUT	DECK/PATIO		DECK & PATIO	
MUD ROOM	8X2I	MAIN	TILE	ROOF		ASPHALT	WATER		PRIVATE WELL	
FAMILY ROOM	27XI7	LOWER	CARPET	FLOOD PLAIN	FLOOD PLAIN		SEWER	SEWER CONVEN		
GAME ROOM	17X15	LOWER	CARPET	ZONING		RESIDENTIAL	AGE		1967	
BATH - 3	FULL	LOWER	TILE	UTILITY-GAS AVG		\$254	POOL		IN-GROUND	
BED - 3	16X12	LOWER	CARPET	UTILITY-ELECTRIC	AVG	\$130				
BED - 4	16X13	LOWER	CARPET							
LAUNDRY	8X9	LOWER	TILE							
				PUBLIC SCHOOLS						
					UNIFIED SCHOOL DISTRICT OF DE PERE					
MAIN		UPPER	LOWER	ELEMENTARY MIDDLE SCHOOL HIGH SCHOOL						
2,468		N/A	1,550	HERITAGE ELEMENTARY SCHOOL DE PERE MIDDLE SCHOOL DE PERE HIGH SCHOOL						
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.