

Sandra Ranck

EXCELLENCE IN DISTINCTIVE REAL ESTATE



LUXURY ESTATE



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KELLERWILLIAMS

Luxury
INTERNATIONAL

ONCE IN A LIFETIME...PERFECTLY DESCRIBES THIS INCREDIBLE OPPORTUNITY TO ENJOY A VERY UNIQUE EXPERIENCE TO CALL HOME. 10 PRIVATE ACRES TUCKED AWAY IN LEDGEVIEW ON A QUIET STREET W/ INCREDIBLE CITYSCAPE & NATURE VIEWS, A STUNNING ELEGANT HOME EXTENSIVELY RENOVATED & ADDED ONTO IN '04 BY DELEERS, A BARN (MAY HAVE 5 HORSES ON PROPERTY), LIT TENNIS COURT, INDOOR AS WELL AS OUTDOOR HEATED POOLS & MULTIPLE WATER FEATURES ALL COMBINE TO OFFER AN UNPARALLELED LEGACY ESTATE OCCASION. 8 FIREPLACES (1 WD BURNING), SOPHISTICATED ARCHITECTURAL FEATURES, SUBSTANTIAL MILLWORK, TUMBLED STONE FLOORING, WALLS OF WINDOWS (PELLA), HOTEL LEVEL SPA W/ LAP POOL/SAUNA/STEAM ROOM/WORKOUT AREA/BATH, WINE CONNOISSEUR'S WINE CELLAR...THE LIST GOES ON. THIS ESTATE IS RIGHT OUT OF THE PAGES OF VERANDA MAGAZINE. BREATHTAKING & AVAILABLE!

ADDRESS	LISTING AGENT	PRICE
4479 HERITAGE HEIGHTS	SANDRA RANCK	PLEASE CALL

CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE
DE PERE	BROWN	TOWN OF LEDGEVIEW	\$19,944/D-446-3 + D-446-4	54115-9254

ROOM	SIZE	LEVEL	FLOOR	STYLE	BEDS	BATHS	
FOYER	14X11	MAIN	STONE	2-STORY	4	7	
FORMAL DINING ROOM	21X15	MAIN	HW	EST SQ FT	LOT SIZE	GARAGE	
DEN	13X14	MAIN	HW	10,889	10.36	3++ STALLS/IN-FLOOR HEAT	
KITCHEN	12X21	MAIN	STONE	MAIN	UPPER	LOWER	
HEARTH	14X22	MAIN	STONE	4,567	2,235	4,087	
BACK HALL	12X41	MAIN	STONE	MECHANICALS			
BATHROOM 1	HALF	MAIN	STONE	FEATURES			
PRIMARY SUITE - BEDROOM	16X19	MAIN	HW	HEAT TYPE	HOT WATER	EXTERIOR	BRICK
PRIMARY SUITE - BATHROOM	FULL	MAIN	STONE	CENTRAL AIR	6 UNITS	WINDOW TREATMENTS	YES
FOUR SEASONS ROOM	19X24	MAIN	TILE	WATER SOFTENER	YES	WARRANTY	NO
GREAT ROOM	23X30	MAIN	HW	WATER HEATER	YES	INSPECTION	YES - BASTEN
FAMILY ROOM	31X23	LOWER	CARPET	SUMP PUMP	YES	FIREPLACE	7 GAS / 1 WOOD
WINE CELLAR	16X14	LOWER	TILE + WOOD	BASEMENT	FULL	DECK/PATIO	BRICK + STONE
BATHROOM 3	HALF	LOWER	STONE	ROOF	FIBERGLASS '03	WATER	WELL *
REC ROOM	28X15	LOWER	CARPET	FLOOD PLAIN	UNKNOWN	SEWER	MOUND SEPTIC
LAUNDRY	16X15	LOWER	TILE	ZONING	RURAL RESIDENTIAL	AGE	1973**
PREP KITCHEN	10X15	LOWER	TILE	UTILITY-GAS AVG	\$274		
POOL W/ SAUNA + STEAM ROOM	54X20	LOWER	FINISHED CONCRETE	UTILITY-ELECTRIC AVG	\$1,022		
BATHROOM 4	HALF	LOWER	FINISHED CONCRETE				
EXERCISE ROOM	19X33	LOWER	CARPET	*MAY HOOKUP TO CITY WATER			
OFFICE	21X29	UPPER	HW	**EXTENSIVELY REMODELED '04			
BATHROOM 5	FULL	UPPER	STONE	KITCHEN			
EN SUITE 1 -BEDROOM	13X16	UPPER	CARPET	RANGE	GAS - DACOR	REFRIGERATOR	YES
EN SUITE 1 - BATHROOM	FULL	UPPER	STONE	DISHWASHER	YES	DISPOSAL	YES
BEDROOM 3	19X15	UPPER	CARPET	MICROWAVE	YES	EXHAUST FAN	VENTS OUTSIDE
EN SUITE 2 - BEDROOM	19X18	UPPER	CARPET	PUBLIC SCHOOLS			
EN SUITE 2 - BATHROOM	FULL	UPPER	STONE	DE PERE SCHOOL DISTRICT			
SITTING AREA	12X18	UPPER	CARPET	ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL	
				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.