

# Sandra Ranck

REAL ESTATE COLLECTIVE



LAWN AND SIDEWALK VIRTUALLY ADDED



PRIME WEST DE PERE  
LOCATION



LAWN AND PATIO VIRTUALLY ADDED



KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

FIND US ON SOCIAL MEDIA AND SCAN QR CODE FOR MORE INFORMATION ON THIS STUNNING OPPORTUNITY

BEAUTIFUL HIGH QUALITY 4 BEDROOM NEW CONSTRUCTION SPRING SHOWCASE HOME BUILT BY JIM REIF BUILDERS IN ULTRA HIGH DEMAND WEST DE PERE. ENJOY A SMART SUNNY OPEN FLOOR PLAN THAT FEATURES A FANTASTIC KITCHEN W/ A HUGE WALK-IN PANTRY & LARGE SOLID SURFACE ISLAND, 11' CEILING GREAT ROOM W/ WRAP AROUND REAL STONE GAS FP/WALL OF WINDOWS, SPLIT BEDROOM DESIGN W/ A SPA LIKE PRIMARY SUITE, DUAL ENTRY BATH FOR OTHER 2 BEDROOMS, 1ST FLOOR OFFICE, FINISHED LL W/ ANOTHER BEDROOM & FULL BATH/FAMILY ROOM AREA/TONS OF STORAGE/STAIRS TO GARAGE. GARAGE FEATURES 3+ STALLS. FINAL GRADE/DRIVEWAY/FRONT WALK WAY/BACK PATIO TO BE COMPLETED AS WEATHER PERMITS. LOCATED IN POPULAR HEMLOCK CREEK SUBDIVISION. WEST DE PERE SCHOOLS. AVAILABLE FOR IMMEDIATE OCCUPANCY. STELLAR OPPORTUNITY!

ADDRESS	LISTING AGENT	PRICE
2237 ROWLING ROAD	SANDRA RANCK	PLEASE CALL

CITY	COUNTY	MUNICIPALITY	TAXES/PARCEL	ZIP CODE
DE PERE	BROWN	VILLAGE OF HOBART	HB-3388   \$1,029	54115-7795

STYLE	BEDS	BATHS
I-STORY	4	3.5

EST SQ FT	LOT SIZE	GARAGE
2,829	.3	3-STALLS

ROOM	SIZE	LEVEL	FLOOR
FOYER	8X11	MAIN	LVP
OFFICE	11X10	MAIN	LVP
GREAT ROOM	18X18	MAIN	LVP
KITCHEN	12X16	MAIN	LVP
DINETTE	12X10	MAIN	LVP
WALK-IN PANTRY	12X6	MAIN	LVP
PRIMARY BEDROOM	14X13	MAIN	LVP
PRIMARY BATHROOM	FULL	MAIN	TILE
BATHROOM 2	HALF	MAIN	LVP
LAUNDRY ROOM	10X7	MAIN	LVP
BEDROOM 2	11X11	MAIN	CARPET
BEDROOM 3	11X11	MAIN	CARPET
BATHROOM 3	FULL	MAIN	LVP
FAMILY ROOM	26X17	LOWER	LVP
BEDROOM 4	12X11	LOWER	LVP
BATHROOM 4	FULL	LOWER	LVP

MAIN	UPPER	LOWER
2,009	N/A	820

MECHANICALS		FEATURES	
HEAT TYPE	GAS	EXTERIOR	STONE + VINYL
CENTRAL AIR	YES	WINDOW TREATMENTS	NO
WATER SOFTENER	NO	WARRANTY	1 YEAR
WATER HEATER	YES	INSPECTION	NO
SUMP PUMP	YES	FIREPLACE	GAS
BASEMENT	PARTIALLY FINISHED	DECK/PATIO	PATIO
ROOF	GAF DIMENSIONAL SHINGLES	WATER	MUNICIPAL
FLOOD PLAIN	NO- PER BUILDER	SEWER	MUNICIPAL
ZONING	RESIDENTIAL	AGE	2024

KITCHEN			
RANGE	YES	REFRIGERATOR	YES
DISHWASHER	YES	DISPOSAL	YES
MICROWAVE	YES	EXHAUST FAN	VENTS OUTSIDE

PUBLIC SCHOOLS		
WEST DE PERE SCHOOL DISTRICT		

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL
HEMLOCK CREEK ELEMENTARY SCHOOL	WEST DE PERE MIDDLE SCHOOL	WEST 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.