

Sandra Ranck

REAL ESTATE COLLECTIVE



WDP RIVERSIDE
NEIGHBORHOOD



KELLERWILLIAMS
Luxury
INTERNATIONAL

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

REMARKABLE FULLY LOADED 3 BEDROOM 2 FULL BATH RANCH IN HIGHLY DESIRABLE RIVERSIDE WEST DE PERE NEIGHBORHOOD. NEW ROOF/GUTTERS/FASCIA IN '23. NEW SS REFRIGERATOR IN '23. SPRINKLER SYSTEM. OUTSTANDING VARIETY OF OUTDOOR LIVING AREAS. SPACIOUS ATTRACTIVELY FENCED BACKYARD. ADDITIONAL CEMENT PARKING. COVERED FRONT PORCH. HEATED 3 STALL GARAGE. UPDATED DESIGNER SELECTED INTERIOR LIGHTING. GRANITE KITCHEN COUNTERS W/ TILE BACKSPLASH. WALK-IN PANTRY. VAULTED CEILINGS. NEUTRAL INTERIOR. PREFERRED SPLIT BEDROOM FLOOR-PLAN. 2 GAS FIREPLACES (MAIN & LOWER LEVEL). MAIN LEVEL LAUNDRY (WASHER & DRYER INCLUDED). FINISHED LL (PLUMBED FOR A BATH/UNFINISHED OFFICE AREA/STORAGE AREA). OFFERS ARE DUE BY 2PM ON MONDAY 3/18/24 AND WILL BE REVIEWED THE EVENING OF 3/18/24. WEST DE PERE SCHOOLS. STELLAR OPPORTUNITY!

| ADDRESS | LISTING AGENT | PRICE |
|-------------------|---------------|-------------|
| 403 SOUTHERN STAR | SANDRA RANCK | PLEASE CALL |

| CITY | COUNTY | MUNICIPALITY | TAXES/PARCEL | ZIP CODE |
|---------|--------|-----------------|-------------------|------------|
| DE PERE | BROWN | CITY OF DE PERE | \$5,444 / WD-1422 | 54115-9384 |

| ROOM | SIZE | LEVEL | FLOOR | STYLE | BEDS | BATHS | |
|--------------------------|-------|-------|--------|------------------------------|-------------------------|-------------------------|--------------------|
| FOYER | 4X4 | MAIN | LVP | I-STORY | 3 | 2 | |
| GREAT ROOM | 22X15 | MAIN | LVP | EST SQ FT | LOT SIZE | GARAGE | |
| DINETTE | 11X14 | MAIN | LVP | 2,303 | .31 | 3-STALL | |
| KITCHEN | 9X12 | MAIN | LVP | MAIN | UPPER | LOWER | |
| PRIMARY SUITE - BEDROOM | 21X16 | MAIN | CARPET | 1,523 | N/A | 780 | |
| PRIMARY SUITE - BATHROOM | FULL | MAIN | TILE | MECHANICALS | | | |
| BEDROOM 2 | 11X11 | MAIN | CARPET | FEATURES | | | |
| BEDROOM 3 | 11X11 | MAIN | CARPET | HEAT TYPE | GAS | EXTERIOR | BRICK + VINYL |
| BATHROOM 2 | FULL | MAIN | TILE | CENTRAL AIR | YES | WINDOW TREATMENTS | NO |
| LAUNDRY ROOM/LOCKER ROOM | 8X8 | MAIN | TILE | WATER SOFTENER | NO | WARRANTY | NO |
| FAMILY ROOM | 34X26 | LOWER | CARPET | WATER HEATER | YES | INSPECTION | NO |
| | | | | SUMP PUMP | YES | FIREPLACE | 2 - GAS |
| | | | | BASEMENT | FULL | DECK/PATIO | DECK + PATIO |
| | | | | ROOF | ASPHALT | WATER | MUNICIPAL |
| | | | | FLOOD PLAIN | UNKNOWN | SEWER | MUNICIPAL |
| | | | | ZONING | RESIDENTIAL | AGE | 2004 |
| | | | | UTILITY-GAS AVG | \$78 | | |
| | | | | UTILITY-ELECTRIC AVG | \$129 | | |
| | | | | KITCHEN | | | |
| | | | | RANGE | YES | REFRIGERATOR | YES |
| | | | | DISHWASHER | YES | DISPOSAL | YES |
| | | | | MICROWAVE | YES | EXHAUST FAN | YES - SELF-VENTING |
| | | | | PUBLIC SCHOOLS | | | |
| | | | | WEST DE PERE SCHOOL DISTRICT | | | |
| | | | | ELEMENTARY | MIDDLE SCHOOL | HIGH SCHOOL | |
| | | | | HEMLOCK CREEK ELEMENTARY | WEST PIER MIDDLE SCHOOL | WES 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.