

Vacant Land **1623 GRACE GARDEN Way Lot #**  
**50255414 Active-No Offer**

**Town of Ledaeview**  
**DE PERE , WI 54115**

List Price **\$104.900**  
 03/23/2022 01:14 PM



1623 Grace Garden Way Front View

<b>County</b>	Brown	<b>Deeded Access</b>	No
<b>Tax Municipal Sub-Area</b>	None	<b>Restrictive Covenant(s)</b>	Yes
<b>School-District</b>	De Pere	<b>Flood Plain</b>	No
<b>Subdivision Name</b>		<b>Certified Survey Avail</b>	
<b>Tax Net Amt</b>	\$779.51	<b>Approved Plat Map</b>	
<b>Tax Year</b>	2021	<b>HOA Annual Fee</b>	Yes
<b>Tax ID</b>	D-2246	<b>Assoc Fee-Annual</b>	\$2,497
<b>Assessments Total</b>			
<b>Assessment Year</b>			
<b>Special Assessments</b>			



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
<b>Acres Est</b>	0.21	Plat Map/Survey	<b>Wetland Acreage Est</b>		<b>Source-Wetland Acres</b>	<b>Builder Exclusive</b> No
<b>Lot Dimensions Est</b>			<b>Pasture Acreage Est</b>		<b>Source-Pasture Acres</b>	<b>Builder Name</b>
<b>Lot SQFT Est</b>	9,098	Plat Map/Survey	<b>Tillable Acreage Est</b>		<b>Source-Tillable Acres</b>	
			<b>Wooded Acreage Est</b>		<b>Source-Wooded Acres</b>	
<b>Water Frontage</b>	No	<b>School-Elementary</b>				
<b>Water Body Name</b>		<b>School-Middle</b>				
<b>Water Type</b>		<b>School-High</b>				
<b>Est Water Frontage</b>		<b>Water Features - Others?</b>	No			
<b>Source-Water Frontage</b>						

**Directions** Hwy 172 to GV (Monroe Rd) exit South on GV to East on Dickinson Rd to Bobby Jones Drive to Eventyr Heights

**Remarks-Public** Eventyr Heights is tucked up on 9 acres above Augusta Hills. The custom refined homes of Eventyr have walk-out or exposed LL opportunities. Residents have an option of a garden plot in Grace Gardens & enjoy roughly 2 acres of private common area. Whether looking for privacy or a view, Eventyr Heights won't disappoint. Enjoy approx 2 miles of walking paths amongst Augusta Hills & Eventyr's private roads and quaint park-like neighborhoods. Ledgview Golf Course is conveniently located across the street. Walk, run, bike or golf right from your front door. Own your own home & lot while all the yard work and snow removal are taken care of. Best kept Gem of Ledgview.

**ZONING** Condo, Residential

**UTIL AVAIL TO PARCEL(S)** All Underground, Cable, Electric, Natural Gas, Telephone, High Speed Internet Avail

**WATERSYSTEMAVAIL/INSTALLED** Municipal Water Avail

**WASTE DISPOSAL SYSTEM** Municipal Sewer Avail

**LOT DESCRIPTION** Adjacent Golf Course, Existing Condo Plat, Level

**IMPROVEMENTS (ON SITE)** Existing Curb Gutters

**ROADS** Paved, Private Road

**DOCUMENTS ON FILE** Restrictive Covenants, Seller Condition Report, Other Documents

Prepared by:

**La Ree Runnoe** [lrugnoe@new.rr.com](mailto:lrugnoe@new.rr.com)  
**Creative Element Builders, LLC** **CELL: 920-639-1050**  
**4302 Plantation Ct** **Office: 920-737-0483**  
**De Pere WI 54115-** **13920**  
**101237**



**Ad Code**  
**Licnt** Yes

**Days On Market** 2  
**Electronic Consent** Yes  
**Selling Price**  
**Close Date**  
**Financing Type**

**Type Of Sale**  
**Misc Closed Info**  
**Sell Ofc:**  
**Sell Agt:**

Listed by: **13920 101237 Creative Element Builders, LLC**  
 Co-Listed by: