

Vacant Land
50251771

Active-No Offer

1671 ARNIES Court Lot # 46 Town of Ledaeview
DE PERE , WI 54115

List Price **\$89.900**
01/05/2022 11:12 AM



County	Brown	Deeded Access	No
Tax Municipal Sub-Area	None	Restrictive Covenant(s)	Yes
School-District	De Pere	Flood Plain	No
Subdivision Name		Certified Survey Avail	
Tax Net Amt	\$803.14	Approved Plat Map	
Tax Year	2020	HOA Annual Fee	Yes
Tax ID	D-2228	Assoc Fee-Annual	\$2,316
Assessments Total			
Assessment Year			
Special Assessments			



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.23	Assessor/Public Record	Wetland Acreage Est		Source-Wetland Acres	Builder Exclusive No
Lot Dimensions Est			Pasture Acreage Est		Source-Pasture Acres	Builder Name
Lot SQFT Est	9,861	Plat Map/Survey	Tillable Acreage Est		Source-Tillable Acres	
			Wooded Acreage Est		Source-Wooded Acres	
Water Frontage	No	School-Elementary				
Water Body Name		School-Middle				
Water Type		School-High				
Est Water Frontage		Water Features - Others?	Yes			
Source-Water Frontage						

Directions Hwy 172 to GV (Monroe Rd) exit South on GV to East on Dickinson Rd

Remarks-Public Unique, Private 45 lot Condo-style community with vintage neighborhood charm in the serene landscape of Ledgeview, but close to city vibes & amenities. Each home is unique in its exterior, home design and layout to best utilize the lot selected. Augusta Hills features single story homes with basements and spacious 2 stall garage; some lots have LL exposure opportunities. Golf course view, overlooking one of the ponds, or wooded backdrop lots available. Own your own home & lot while all the yard work and snow removal are taken care of. Special Buyer incentive available through March 15, 2022.

ZONING Condo
UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, High Speed Internet Avail
WATERSYSTEMAVAIL/INSTALLD Municipal Water Avail
WASTE DISPOSAL SYSTEM Municipal Sewer Avail
LOT DESCRIPTION Adjacent Golf Course, Existing Condo Plat, Subj to Shoreland Zoning

IMPROVEMENTS (ON SITE) Existing Curb Gutters
Water Features Other Pond Shared
DOCUMENTS ON FILE Restrictive Covenants, Seller Condition Report, Other Documents

Prepared by:

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 13920
 101237



Ad Code
LicInt Yes

Days On Market 69
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: