



# Lakeside Realty & Management

3505 N.E. Apple Canyon Road  
 Apple River, IL 61001  
 Phone (815) 492-2231  
 Fax (815) 492-1484



**3A91 General Sherman Ct.**  
**Apple River, IL 61001**  
**\$499,000.00**

<b>House Size:</b>	3438 sq.ft.	<b>Rooms</b>	<b>Main</b>	<b>Lower Lvl</b>	<b>Upper Lvl</b>
<b>Construction:</b>	Frame	<b>Bedroom 1:</b>			XXX
<b>Roof:</b>	Asphalt	<b>Bedroom 2:</b>			XXX
<b>Heat:</b>	LP Gas	<b>Bedroom 3:</b>		XXX	
<b>Central Air:</b>	Yes	<b>Master:</b>	XXX		
<b>R. E. Taxes:</b>	\$	<b>Great Room:</b>	XXX		
<b>Basement:</b>	Finished	<b>Baths:</b>	1 full	1 full	1 full
<b>Garage:</b>	2+attached	<b>Other Features</b>			
<b>Deck:</b>	wrap around	Spacious home with upgrades galore.			
<b>Patio:</b>	facing lake	This home features a "one of a kind"			
<b>School Dist:</b>	Warren	panoramic lake-view. Transferable			
<b>Flooring:</b>	Hard wood, tile	zone boat dock just a few steps off			
<b>Window</b>		the property's edge. Open vaulted			
<b>Treatments:</b>	Yes	floor plan gives this home the			
<b>Refrigerator:</b>	Yes	maximum spacious feel for the whole			
<b>Dishwasher:</b>	Yes	family to enjoy. Ceiling fans in			
<b>Washer:</b>	Yes	every room, possible office space off			
<b>Dryer:</b>	Yes	the entryway from the garage. Re-			
<b>Fireplace:</b>	gas log main-wood burning lowe	roofed last year with a 50 yr.			
		transferable warranty on house and 30			
		yr. warranty on garage.			

**Comments:**  
 Custom build to enhance the lakeviews from this "One of a kind" lot here at ACL. From the first step into the spacious great room you will start to appreciate all the upgrades and care that was taken when this home was built. Hardwood flooring and vaulted ceilings give the great room a very spacious and open feel. Upper level features two bedrooms plus a full bath. Open loft reading room has unbelievable views of the main channel of the lake. Make sure to stop at the wet bar in the lower level

for your favorite beverage before you take off on the boat from your transferable dock located just steps off the property. Office room off garage if you need to do a little work while your here at the lake. Come take a look and you will fall in love with all this property has to offer.

<b>Owners:</b>	Countryside	<b>Phone:</b>	8154922231
<b>Listing Agent:</b>	Webster T.	<b>Special Instr:</b>	call agent for showing
<b>Expiration:</b>		<b>SOC:</b>	2.5%

Information deemed reliable but not guaranteed.