



Lakeside Realty & Management

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



6A6 Hampton
Apple River, IL 61001
\$459,000.00



House Size:	4171 sq. ft./total	Rooms	Main	Lower Lvl	Upper Lvl
Construction:	Frame	Dining Room:	14'x11'		
Roof:	Asphalt	Bedroom 1:	12'x10'/office		
Age:	2000	Bedroom 3:		14'x12'	
Heat:	LP Gas	Bedroom 4:		14'x10'	
Central Air:	Yes	Master:	16'x14'		
R. E. Taxes:	\$8591/17	Family Room:		21'x16'	
Basement:	Finished	Laundry Area:		8'x8'	
Garage:	3 Car Heated Attached	Great Room:	26'x16'		
Deck:	Wrap Around	Baths:	1&1/2powder	1	
Patio:	Brick	Other Features	Includes Vacant Lot 5, Transferable Boat Dock 6-6-8, LP Gas Tank & Water Heater are Owned by Seller		
School Dist:	Scales Mound				
Flooring:	Tile, Hardwood, Carpeting				
Window Treatments:	Yes, Disappearing Blinds				
Refrigerator:	Yes-Side-by-Side				
Dishwasher:	Yes				
Washer:	Yes				
Dryer:	Yes				
Fireplace:	2-Upper & Lower Level				

Comments:

6 bedroom, 3 1/2 bath - (3 bedrooms, 4th possible bedroom/office in main house; attached 2 bedroom unit) 3 car garage connects the main house and 2 bedroom unit. Entire home is on one level with exception of the finished basement. A deck wraps

around the entire house with a screened gazebo on the southeast corner. A brick patio and hot tub are below the deck on the south side. The home sits on a wooded lake view 1.32 acre lot with many flower beds. The interior of the home features a chef kitchen with double convection oven, warming drawer, and a 6 burner gas stove (all Dacor) with a downdraft vent. The Sub-Zero refrigerator/freezer, along with the dishwasher and all appliances are stainless steel. The light maple cabinets, backsplash and granite compliment the entire area with a wet- bar. The master bedroom with carrera marble ensuite, second bedroom/office, dining room and great room with a gas fireplace complete the main level. The entire main level, other than the bathroom, it solid oak flooring. The downstairs features a family room with a cherry and maple bar, a library, an office/exercise room, a bath with a steam shower, 2 bedrooms, laundry room and large storage room. The walkout from the family rooms opens to a brick patio. The attached unit features a living/dining area, galley kitchen with granite counter, 2 bedrooms and full bath with whirlpool tub/shower and heated tile floor. The unit has a wood burning fireplace, solid hickory flooring throughout and plenty of storage off the kitchen area. The entire home is heated with propane having separate furnaces for the main home and 2 bedroom unit. The main house has an over sized water heater to accommodate the Kohler whirlpool tub and spa shower.

Owners:	Kavanagh	Phone:	(815) 492-2231
Listing Agent:	Webster S	Special Instr:	24 hr notice to show
Expiration:		SOC:	2 1/2% S.O.

Information deemed reliable but not guaranteed.