



# Lakeside Realty & Management

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



**11A272 Nicklaus**  
**Apple River, IL 61001**  
**\$195,000.00**

<b>House Size:</b>	2310 sq. ft.	<b>Rooms</b>	<b>Main Lower Lvl</b>	<b>Upper Lvl</b>
<b>Construction:</b>	Frame	<b>Living Room:</b>		13'x23'6
<b>Roof:</b>	Asphalt	<b>Kitchen / Dining</b>		17'6
<b>Age:</b>	2006	<b>Combo:</b>		
<b>Heat:</b>	LP Gas	<b>Bedroom 1:</b>		13'x10'
<b>Central Air:</b>	Yes	<b>Bedroom 2:</b>		9'x9'6
<b>R. E. Taxes:</b>	\$4838.30	<b>Bedroom 3:</b>	12'x12'	
<b>Basement:</b>	finished	<b>Bedroom 4:</b>	12'x12'	
<b>Garage:</b>	2 car	<b>Master:</b>	15'x13'	
<b>Deck:</b>	off living room	<b>Family Room:</b>	13'6	
<b>School Dist:</b>	stockton	<b>Laundry Area:</b>	in utility room	
<b>Flooring:</b>	carpeting, linoleum	<b>Baths:</b>	1 full	2 full
<b>Window Treatments:</b>	Yes	<b>Other Features</b>	extra deep garage-great for boat storage or work shop area, kitchen island, vaulted kitchen, living room ceilings, gas log fireplace, corner lot, short cart ride to golf course	
<b>Refrigerator:</b>	Yes			
<b>Dishwasher:</b>	Yes			
<b>Washer:</b>	Yes			
<b>Dryer:</b>	Yes			
<b>Fireplace:</b>	lp gas			

## Comments:

Plenty of room for family and friends. This spacious lake house has five bedroom and three full baths, just what you need for a busy weekend at the lake. Home is situated on a spacious corner lot with large yard for family fun. Inside you will find a open eat in kitchen. Living room has gas log fireplace. Lower level has two bedrooms, laundry room, full bath and open family room. Deep garage is perfect for boat storage, atv, lawn mower, or golf cart storage. Nice spot for workshop too.

**Owners:** Houseman

**Listing Agent:** webster t

**Expiration:**

**Phone:** 8154922231

**Special Instr:** full time-call for apointment

**SOC:**

Information deemed reliable but not guaranteed.