



Lakeside Realty & Management

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



**12a298 Nixon Lane
 Apple River, IL 61001
 \$875,000.00**



House Size:	4972 sq.ft./total	Rooms	Main	Lower Lvl	Upper Lvl
Construction:	Frame	Living Room:	X		
Roof:	Asphalt	Dining Room:	X		
Age:	1985	Kitchen:	X		
Heat:	LP Gas	Bedroom 1:	X		
Central Air:	Yes	Bedroom 2:	X		
R. E. Taxes:	\$11541.82/17	Bedroom 3:		X	
Basement:	finished	Bedroom 4:		x	
Garage:	2 Car Plus Attached	Master:	x		
Deck:	across front 750 sq.ft.	Family Room:		X	
Patio:	750 sq.ft.	Laundry Area:	X		
School Dist:	Scales Mound	Baths:	3 1/2	2 1/2	
Flooring:	carpeting & tile	Other Features	Many Extras, Kitchen-Pull Out Pantry, Lazy Susan in Corner Cupboard, No Need to Bend Down Toe Kick Drawers, Indoor Grill, Deep Fryer, Warming Oven, Built in Toaster, Trash Compactor, Vegetable Sink, Kitchen Island. 4 area Furnace System, 2 Over sized Water Heaters, Water Softener,		
Window Treatments:	Yes				
Refrigerator:	Yes Side by Side				
Dishwasher:	Yes				
Washer:	Yes				
Dryer:	Yes				
Fireplace:	wood burning				

Comments:

Upon Entering the Front Door you are greeted with 23' Cathedral Ceilings, Stunning

Architectural Features such as the Stonework Fireplace that opens to both the Living Room & Dining Room. Large open kitchen with Poggenpohl Designed Cabinets. Dining Room & Living Room open to Expansive Deck that Spans the Length of the house. Master Bedroom has an oversize tub with jets and a steam shower. All 4 guest bedrooms have full baths. Large family room has a pool/tennis table with wet bar, side by side refrigerator & still large enough for sectional seating. A Sauna with a shower attached. 2,000 Bottle Wine Cellar. Patio has a hot Tub & Fire Pit. At the Lake Front is a Large Deck with Gazebo, a beach & U-Shaped Boat Dock. 2 Lots combine for over an Acre of Land.

Owners:	Dobie	Phone:	(815) 492-2231
Listing Agent:	Webster	Special Instr:	call for appointment
Expiration:		SOC:	2.5%

Information deemed reliable but not guaranteed.