



# Lakeside Realty & Management

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



**7a253 Tomahawk**  
**Apple River, IL 61001**  
**\$524,900.00**



<b>House Size:</b>	approx. 2000 sq.ft. living area	<b>Rooms</b>	<b>Main</b>	<b>Lower Lvl</b>	<b>Upper Lvl</b>
<b>Construction:</b>	Frame	<b>Living Room:</b>	16'x14'		
<b>Roof:</b>	Asphalt	<b>Kitchen / Dining Combo:</b>	10'x24'		
<b>Age:</b>	1988	<b>Bedroom 1:</b>		10'x12'	
<b>Heat:</b>	lp gas	<b>Bedroom 2:</b>		10'x15'	
<b>Central Air:</b>	Yes	<b>Master:</b>	12'x15'		
<b>R. E. Taxes:</b>	\$5766.56/19	<b>Family Room:</b>	14'x17'		
<b>Basement:</b>	finished	<b>Laundry Area:</b>	XXX		
<b>Garage:</b>	attached 3 stall	<b>Storage Area:</b>	18'x19'		
<b>Deck:</b>	trex	<b>Baths:</b>	1 full 1 half	1 full	
<b>School Dist:</b>	scales mound	<b>Other Features</b>	Blacktop drive, stone & wood steps to water, trex decking, manicured yard with many perennials and mature beds for easy maintenance, floating boat lift, stone fireplace, screened porch facing lake, vaulted ceilings with skylight in kitchen, kitchen appliances new in 2019, 2 stall garage for cars, extra stall added for boat storage or any other "lake toys"		
<b>Flooring:</b>	carpeting, vinyl, tile				
<b>Window Treatments:</b>	Yes				
<b>Refrigerator:</b>	Yes				
<b>Dishwasher:</b>	Yes				
<b>Washer:</b>	Yes				
<b>Dryer:</b>	Yes				
<b>Fireplace:</b>	wood burning				

## Comments:

Lake front living at it's finest. This custom build three bedroom, two and a half bath home sitting on just over 80 feet of lake-frontage and is the definition of quality and craftsmanship. Arriving at the property you will notice the care taken in the landscaping with perennials flower beds and mature trees for privacy. Entering the home

you are greeted with the open living room and stone finish wood burning fireplace. Kitchen and dining area connects to 216 sq. ft. of screened porch and another 224 sq. ft. of open deck facing the water. Open loft area could be used for extra sleeping space or office space. Lower level you will find two guest bedrooms, full bath, family room and spacious work shop, craft room or extra storage for you to use as you see fit. No projects to do on this one just come and enjoy all the fun at ACL.

<b>Owners:</b>	Brown	<b>Phone:</b>	(815) 492-2231
<b>Listing Agent:</b>	Webster T	<b>Special Instr:</b>	call for appointment
<b>Expiration:</b>		<b>SOC:</b>	2.5%

Information deemed reliable but not guaranteed.