



# Lakeside Realty & Management

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



**11a204 spoon**  
**Apple River, IL 61001**  
**\$171,000.00**



<b>House Size:</b>	1972 sq. ft. finished	<b>Rooms</b>	<b>Main</b>	<b>Lower Lvl</b>	<b>Upper Lvl</b>
<b>Construction:</b>	Frame	<b>Bedroom 1:</b>	12'x12'		
<b>Roof:</b>	Asphalt	<b>Master:</b>	15'x12'		
<b>Age:</b>	1982	<b>Family Room:</b>	27'x21'		
<b>Heat:</b>	lp gas	<b>Laundry Area:</b>		XXX	
<b>Central Air:</b>	Yes	<b>Great Room:</b>	27'x20'		
<b>R. E. Taxes:</b>	3086.38	<b>Baths:</b>	2 full	1 full	
<b>Basement:</b>	finished	<b>Other Features</b>	Black top/cement driveway, fire pit with spacious sitting area, overlooking 4th hole of course, recently renovated new furnace and A/C units, updated kitchen appliances, counters and cabinets, multi decks for extra seating for family and friends		
<b>Garage:</b>	2 car/under				
<b>Deck:</b>	wood- upper and lower				
<b>School Dist:</b>	stockton				
<b>Flooring:</b>	tile, hard wood, carpeting				
<b>Window Treatments:</b>	Yes				
<b>Refrigerator:</b>	Yes				
<b>Dishwasher:</b>	Yes				
<b>Washer:</b>	Yes				
<b>Dryer:</b>	Yes				

## Comments:

Nestled in the woods overlooking the 4th hole you will find your ACL dream getaway. This two bedroom three bath home has been remodeled and just needs you to make it complete. Stepping into the great room you will be greeted with the open spacious floor plan. New kitchen counter tops and island will make cooking a breeze for everyone. Wood deck off the back of the home connects the two bedrooms. Heading down to the lower

level you are greeted with a spacious open family room. Another cooking station for easy family and friends entertaining. Deck with steps leading down to the fire pit area is a great spot to sit and enjoy the wooded setting. Laundry area with pre-wash sink is located in the over- sized two car garage. Add sofa sleeper/Murphy bed and the lower level is a great studio for guests to come and stay.

<b>Owners:</b>	Shavez	<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>	3%

Information deemed reliable but not guaranteed.