



# Lakeside Realty & Management

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



**8A190 Independence Drive  
 Apple River, IL 61001  
 \$275,000.00**



House Size:	1350 sq. ft. main	Rooms	Main	Lower Lvl	Upper Lvl
<b>Construction:</b>	Frame	<b>Living Room:</b>	20'x15'		
<b>Roof:</b>	Asphalt	<b>Dining Room:</b>	12.6'x15.6'		
<b>Age:</b>	1999	<b>Kitchen:</b>	10'4"x12.6'		
<b>Heat:</b>	LP Gas Forced Air	<b>Bedroom 1:</b>	11'x11'		
<b>Central Air:</b>	Yes	<b>Bedroom 2:</b>	11'x14'		
<b>R. E. Taxes:</b>	\$5763/10	<b>Bedroom 3:</b>		13'x13'	
<b>Basement:</b>	Finished Walk Out	<b>Bedroom 4:</b>		multi purpose room	
<b>Deck:</b>	Upper Level Various Locations	<b>Master:</b>	12.5'x13.5'		
<b>Patio:</b>	Off Lower Level Bedroom	<b>3 Season Porch:</b>	11'x11'		
<b>School Dist:</b>	Warren	<b>Family Room:</b>		26'x19'	
<b>Flooring:</b>	Carpet, Ceramic Tile	<b>Laundry Area:</b>		Yes	
<b>Window Treatments:</b>	Yes	<b>Craft Area:</b>		Yes	
<b>Refrigerator:</b>	Yes	<b>Baths:</b>	two full	one full	
<b>Dishwasher:</b>	Yes	<b>Other Features</b>	2 sided deck on upper level plus private deck off bedroom, patio off lower level bedroom, eating island between kitchen & dining area, black top driveway		
<b>Garbage Disposal:</b>	Yes				
<b>Range:</b>	Yes				
<b>Washer:</b>	Yes				
<b>Dryer:</b>	Yes				
<b>Fireplace:</b>	Gas Log with Heatalator				

**Comments:**

Don't just drive by-you need to stop and see all that this spacious home has to offer. Open floor plan with comfy three season

porch off dining area. Nicely landscaped yard with plenty of room for everyone to enjoy whatever outside activity they choose. Enjoy the seasonal water view while sitting on your extended front deck. Short walk through the green space to water's edge. Price Reduced-Seller is moving out of state

**Owners:** Klusak  
**Listing Agent:** Webster S  
**Expiration:**

**Phone:**  
**Special Instr:** call Lakeside for Key  
**SOC:** 2%

Information deemed reliable but not guaranteed.