



# Lakeside Realty & Management

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



**1A98 Mustang Lane  
 Apple River, IL 61001  
 \$324,900.00**



<b>House Size:</b>	1,472 Total	<b>Rooms</b>	<b>Main</b>	<b>Lower Lvl</b>	<b>Upper Lvl</b>
<b>Construction:</b>	Frame	<b>Living Room:</b>	25'x12.5'		
<b>Roof:</b>	Asphalt	<b>Kitchen / Dining Combo:</b>	18'x23.5'		
<b>Age:</b>	1988	<b>Bedroom 1:</b>	11x11.5'		
<b>Heat:</b>	L.P. Gas Forced Air	<b>Bedroom 2:</b>	11x11.5'		
<b>Central Air:</b>	Yes	<b>Master:</b>			Loft-20'x14'
<b>R. E. Taxes:</b>	5650.00/10 Approx	<b>Laundry Area:</b>	X		
<b>Garage:</b>	2 Car Attached	<b>Baths:</b>	1		1
<b>Patio:</b>	12'x14'	<b>Other Features</b>	145' of Lakefront which has been Rip-Rapped with a Stairs Leading to a Private Boat Dock, Brick Pavers Make Up the Patio Off the Kitchen/Dining Combo, the Master Loft has a Hugh Walk-In Closet plus Linen Closet and Full Private Bath		
<b>School Dist:</b>	Scales Mound		The Exterior of this House is very well Maintained Stained, and Doors and Most of the Windows Painted in 2008, Water Softener is Owned, Cement Driveway		
<b>Flooring:</b>	Carpet, Tile				
<b>Window Treatments:</b>	Yes				
<b>Refrigerator:</b>	Side-By-Side				
<b>Dishwasher:</b>	Yes				
<b>Range:</b>	Yes				
<b>Washer:</b>	Yes				
<b>Dryer:</b>	Yes				
<b>Fireplace:</b>	Living Room				

**Comments:**  
 Lakefront Home on Main Channel of the Lake. Short walk to Private Dock. Vaulted Family Room with Stone Fireplace. Spacious Eating Kitchen.

**Owners:** B. Padera

**Listing Agent:** S. Webster

**Expiration:** A-10-10

**Phone:**

**Special Instr:** Full Time Resident-Call Lakeside for Showing

**SOC:** 2.5

Information deemed reliable but not guaranteed.