



*Teresa Skridla*

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## **12002 Patterson Rd, Durand, IL ~ Updates & Features**

### Foyer:

- Hardwood Floors
- Original Staircase
- Original Chandelier
- Coat Closet

### Living Room/Parlor:

- Hardwood Floors
- Built-Ins
- Crown Molding w/Ambient Lighting
- 2 Sets of Original Pocket Doors (into foyer & family room)
- Faux Marble Painted Ceiling
- Sconce Lighting

### Family Room:

- Hardwood Floors
- Woodburning Fireplace
- 1890's Fireplace Mantle
- Sconce Lighting
- 3<sup>rd</sup> Set of Original Pocket Doors (into kitchen)

### Kitchen:

- Hardwood Floors
- 2 Tone Cabinetry
- 11' Island w/Range Top & Seating
- Granite Counters & Tile Backsplash
- Prep Sink
- Wall of Cabinet Pantry Space
- Walk-in Pantry
- SS Appliances

### Dining Room:

- Hardwood Floors
- Open to Kitchen
- Bayed Windows
- Door to Front Porch

### Main Floor Bedroom/Office:

- Hardwood Laminate Floors
- Built-In Cabinetry
- Full Closet
- Currently Used as Office
- Could be Main Floor Bedroom/Guest Suite

Main Floor Bath/Laundry/Mud Room:

- Vinyl Flooring
- Large Tile Shower Separate from Sink/Toilet Area
- Walk-Thru to Mud Room with Additional Sink that Opens to Deck
- Walk-Thru to Laundry Room w/Built-In Storage & Counter

Rear Entrance:

- Stained Concrete Floors
- Closet
- Door to Attached & 2.5 Car Garage

Primary Bedroom (Upstairs):

- New Carpeting
- WIC plus Additional Storage
- Full Bath w/Tile Flooring

Additional Bedrooms/Bath:

- New Carpeting
- Spacious Closets w/Organizers
- Turret Room Perfect for Nursery (no closet)
- 2<sup>nd</sup> Full Bath w/

Outbuildings (all sizes are approx.):

- All Building have New Roofs (Including New Decking on Barn & Hog House) '21 – Cost \$120K
- All Buildings Have Concrete Floors & Electric
- 40x36 Cleary Builing w/Loft Storage, 3 Overhead Doors (One 12' & Two 7'), & Roughed in for Heating System
- 1899 Origninal Barn w/2 Stories, Original Milk Parlor, & 55x20 Coral w/Concrete
- 35x20 Pill Shaped Corn Crib w/2 Grain Bins
- 50x25 Hog House w/Water & Stalls
- 20x20 Carriage House w/RV Hook-Ups
- Gazebo

Misc:

- 30' Above Ground Pool '21 w/New Pool Deck '23
- House has New Siding, New Roof & Gutters – 2021
- Multi-Zoned HVAC System '17
  
- Tankless Water Heater / Old Water Heater is only used as holding tank
- Radon Mitigation System
- 1000 Gallon Propane Tank Owned
- KobyCo Windows Updated in Mid '10's
- Large Deck, Wrap-Around Covered Front Porch, & Covered Rear Porch