

# PROPERTY amenities

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## PROPERTY DETAILS

YEAR BUILT: 1940

ROOF DETAILS: Asphalt 2016

WINDOWS: 2020

MECHANICALS: HVAC - Gas Heat 2018 and AC | Water Heater 2025 | Water Softener Rented | AprilAire 2022 | Sump Pump 2023

APPLIANCES: SS Whirlpool Dishwasher 2020 | SS Samsung French Door Refrigerator 2024 | SS Whirlpool Electric Range/Oven 2020 | SS GE Microwave Range Hood | LG Washer and Electric Dryer 2020

ACREAGE: 0.3

SQUARE FOOTAGE: Total 2,251 | Above Grade 1,806 | Below Grade 445

BEDROOMS: 3 | BATHROOMS: 2 Full

## PROPERTY FEATURES

Located Across from Astor Park | New 2-Stall Garage 2024 | Refreshed Landscaping, Plants and Garden Beds | Beautiful Three Seasons Room with Glass French Doors to Living Room and Door to Backyard and Patio | Spacious Upper Deck | New Plumbing Fixtures 2022 | Main Level Laundry Room | Many Spaces for Quiet Evenings and Gatherings | Conveniently Located Near Downtown, Shopping, Parks, Hospitals Dining and Fox River Trail

## INCLUSIONS | EXCLUSIONS | NEGOTIABLE

INCLUSIONS: All Kitchen Appliances | Washer and Dryer | TV Wall Mounts | Garden Boxes |

EXCLUSIONS: Lower Level and Garage Shelves and Work Bench | Shelf in Nursery | Curtains and Rods | Staging Items | TVs | Seller's Personal Items

NEGOTIABLE: Barstools | Family Room TV | Sofa and Fireplace in Three Seasons Room