

1300 PRAIRIE DRIVE
ALGONQUIN





ROOM DIMENSIONS

LIVING ROOM : 14' x 12'
FAMILY ROOM : 23' x 19'
DINING ROOM : 12' x 12'
KITCHEN : 9' x 12'
BREAKFAST NOOK : 13' x 10'
1ST FLOOR DEN : 10' x 12'
1ST FLOOR LAUNDRY : 6' x 6'
PRIMARY BEDROOM : 23' x 19'
SECOND BEDROOM : 13' x 12'
THIRD BEDROOM : 12' x 12'
FOURTH BEDROOM : 10' x 13'
FOYER : 16' x 6'
RECREATION ROOM : 13' x 18'
PLAY AREA (APPROX COMBINED) : 15' x 25'
UTILITIES : 13' x 12'

Nestled in the Glenmoor subdivision, this expanded Colonial, has great square footage and thoughtful floor plan! Covered front porch entry to greet your guests! Stepping into foyer you will love the rich hardwood floors! Large living room is ideal for entertaining a crowd and moves easily into the dining room for special celebrations! Private 1st floor den features newly installed wood floors and french doors. Bright kitchen is finished with granite countertops, center island with updated lighting, stainless appliances and sunny breakfast room that opens with newer sliding glass door leading to brick paver patio. You will LOVE the Expansive Family Room - with space for EVERYONE! Featuring a beautiful stone front, gas start fireplace, filled with windows and sliding glass door to back patio, this will be the heart of the home! Addition to home was completed in 2007 and included the expanded Family Room and Primary Suite on 2nd floor. Primary bedroom is extra large with 2 walk in closets and private full bath with 2 vanities, large shower and separate jetted tub. All bedrooms offer great closet space.

Finished Basement with recreation room and play area. Utility room plus concrete crawl (where addition is) for added storage! 2 1/2 Car Garage is perfect for keeping you organized with tools and toys!

NOTE ALL THE UPDATES: ROOF is 6 Months NEW and Solar Panels are OWNED providing amazing savings on electric, Hardwood Floors NEW in LR, DR & Den in 2022. NEW French Doors in Den 2022. Many of Windows in Home have been replaced in the last 8 years - including the sliding glass door in kitchen. Basement with 2 Sump Pumps (basement & 1 in the crawl). HVAC in Primary Bedroom done in 2007 with addition, HVAC for rest on home done in 2006.

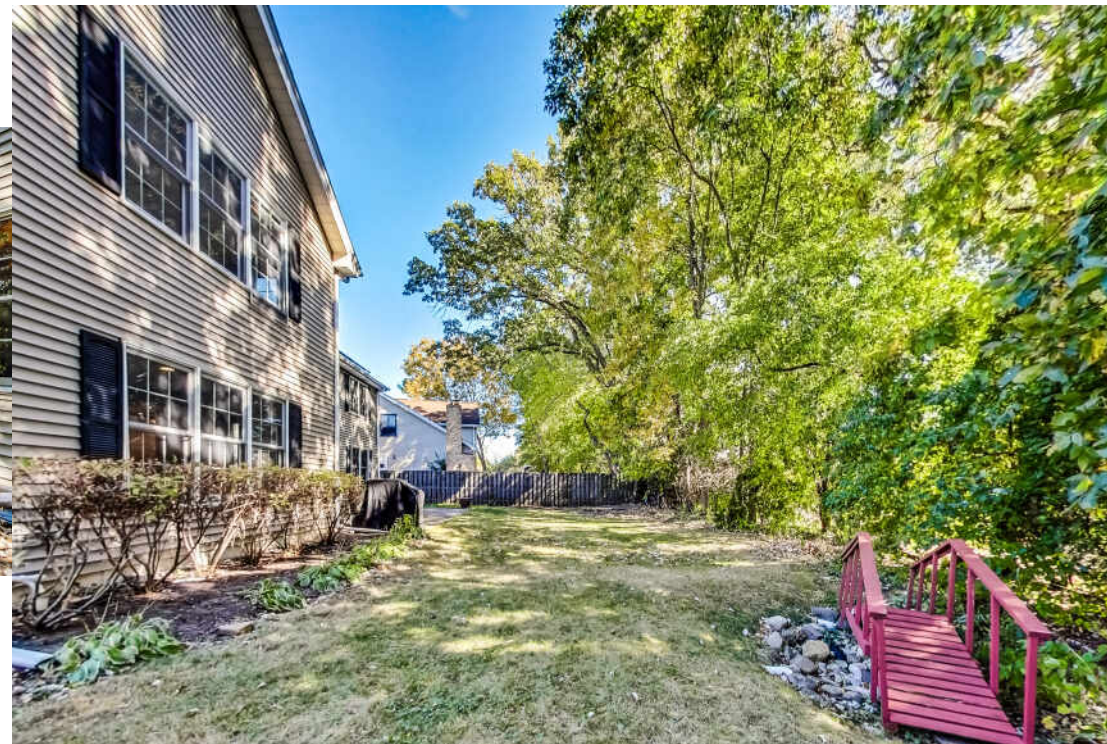
4 BEDROOM
2.1 BATH
TAXES: \$9,746













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