



Listings as of 08/27/2019 at 9:58 PM

## Client Detail Report

Property Type: Residential

1712 Naughton Way, Swansea 62226-7905

L Price: \$259,900

MLS #: 19004180

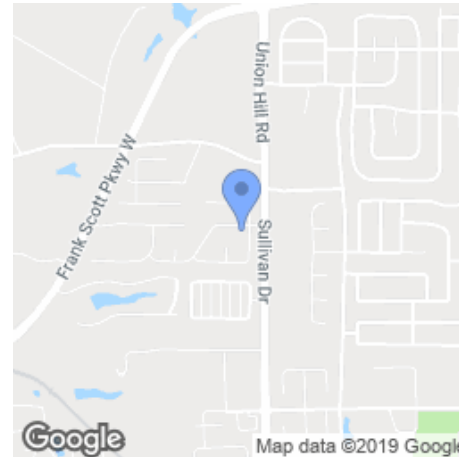
Status: Active

County: St Clair-IL

Area:

Muni/Twp:

SubD: Sullivan Farms



General Property Information					
Style:	2 Story/Other	CrossSt:	4	CDOM:	216
Taxes Pd:	\$6,604	Lot Num:	101	Dual Age:	N/A
Tax Yr:	2018	Sct/Twn:	3,702	Age:	14
Prop Type:	Residential	Ttl Liv Ar:	3,702	Unit #:	14
Sqft Above:	3,450 (Builder)	Pr/TtlLivAr:	\$70.21	# Prk:	252
SqFtAbv/PSF:	3,450 / \$75.33			Sqft Below:	252
Lot Size:	0.307 ac (County Records)			Ttl Liv Ar/PSF:	3,702 / \$70.21
Lot SF:	13,373 (County Records)			Ttl Units:	
Lot Dim:	111 x 39 x 75 x 136 x 100			Bse Pr Rng:	
Elem Schl:	BELLEVILLE DIST 118			Sqft Range:	
J High:	BELLEVILLE DIST 118			Lic Sell:	Designated Agent
S High:	Belleville High School-West			Schl District:	Belleville DIST 118
Poss:	At Closing			SubDiv Ph:	
Type:					

Rooms / Sizes					
<u>Total Rooms</u>		<u>Bedrooms</u>		<u>Full Baths</u>	
# Rms:	11	Main Beds:	0	Main Bths:	0
M & U Bds:	4	Up Beds:	4	Up Bths:	2
M & U Bths:	3	Low Beds:	0	Low Bths:	0
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>	<u>Window Covering</u>	
Den	11 x 13	M	Carpeting		
Bathroom	4 x 8	M	Wood		
Family Room	14 x 16	M	Carpeting		
Dining Room	14 x 16	M	Carpeting		
Kitchen	14 x 25	M	Ceramic Tile		
Living Room	18 x 20	M	Carpeting		
Laundry Room	8 x 10	M	Vinyl		
Loft	18 x 24	U	Carpeting		
Master Bedroom	20 x 20	U	Carpeting		
Master Bathroom	10 x 15	U	Vinyl		

Presented By: Karla Horrell Phone: 618-531-1380

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<b>Bathroom</b>	<b>6 x 12</b>	<b>U</b>	<b>Vinyl</b>
<b>Bedroom</b>	<b>14 x 16</b>	<b>U</b>	<b>Carpeting</b>
<b>Bedroom</b>	<b>14 x 14</b>	<b>U</b>	<b>Carpeting</b>
<b>Bedroom</b>	<b>14 x 14</b>	<b>U</b>	<b>Carpeting</b>
<b>Media Room</b>	<b>14 x 18</b>	<b>L</b>	<b>Vinyl</b>

### Details

# Fp:	<b>1</b>	Garage Info:	<b>3/24 x 30</b>	#Crp Sp:	<b>0</b>	Cable:	
Fp Type:	<b>Gas</b>			Fp Loc:	<b>Living Room</b>		
Conditions:	<b>Unknown</b>						
Model:				Ht Src:	<b>Gas</b>		
Builder:				Water Ht:	<b>Gas</b>		
Sewer:	<b>Public</b>			Water Sft:			
Architect:	<b>Traditional</b>						
Dining:	<b>Kitchen/Dining Combo, Separate Dining</b>						
Water:	<b>Public</b>						
Cool:	<b>Central-Electric, Zoned</b>						
Heat:	<b>Forced Air, Zoned</b>						
Disclos:	<b>Sellers Discl. Avail</b>						
Park Dsc:	<b>Attached Garage, Garage Door Opener</b>						
Bdrm Dsc:	<b>Master Bdr. Suite</b>						
M Bth Dsc:	<b>Double Sink, Whirlpool &amp; Sep Shwr</b>						
Appliances:	<b>Dishwasher, Disposal, Electric Cooktop, Microwave, Refrigerator</b>						
Construct:	<b>Brick Veneer Predom, Vinyl Siding</b>						
Kitchen:	<b>Breakfast Bar, Eat-In Kitchen, Walk-In Pantry</b>						
Spec Dsc:	<b>Owner Occupied</b>						
Base YN:	<b>Yes</b>						
Base Dsc:	<b>8 ft + pour, Full, Partially Finished, Roughed-In Bath, Sump Pit/Pump</b>						
Misc:	<b>Porch-Covered, Patio</b>						
Interior:	<b>Open Floor Plan, Special Millwork, Some Wood Floors</b>						
Windows:	<b>6 Panel Door(s), French Door(s), Some Tilt-In Windows</b>						
Spec Area:	<b>Entry Foyer, Loft, Main Floor Laundry, Media Room</b>						
Lot Dsc:	<b>Corner Lot, Fencing, Level Lot, Sidewalks, Streetlights</b>						

### Remarks

**Mrk Rmks:** This one-owner 2 story Crimson model home located in the desirable Sullivan Farms subdivision offers over 3700 sq ft of finished living space with 4 bedrooms & 3 baths. Foyer entry flanked by den w/french doors & formal LR. Spacious FR w/FP open to a large eat-in kitchen w/42" cabinetry, breakfast bar, ceramic tile flooring, walk in pantry & all appliances included. Formal DR off kitchen. Main floor laundry w/cabinetry. Upper level boasts loft/family room & huge master suite w/walk in closet, his & hers vanities, jetted corner tub, separate shower & commode room. 3 additional BR all w/walk in closets & full bath located upstairs. Lower level offers media room, bath rough-in & ample space for storage or future expansion. Attached extended 3 car garage. Corner lot w/ vinyl fenced in yard space & large back patio. Over \$50K in builder upgrades including hardwood flooring, extensive crown molding, zoned HVAC, 9 foot ceiling on main floor & basement, intercom system and more. Roof new 2017.

**Directions:** 159 to Frank Scott Parkway West. Left onto Union Hill Rd/Sullivan. Right onto Naughton Way. Home is on corner lot on Left.

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