



Listings as of 09/06/2019 at 10:21 AM

## Client Detail Report

Property Type: Residential

**1402 Britany Ct, Edwardsville 62025-5100**

L Price: **\$384,900**

MLS #: **19067624**

Status: **Active**

County: **Madison-IL**

Area:

Muni/Twp:

SubD: **Holiday Shores**



### General Property Information

Style: **2 Story/Other**      CrossSt:      Lot Num:      Sct/Twn:      Ttl Liv Ar:      Pr/TtlLivAr:      \$111.73

Taxes Pd: **\$7,016**      Tax Yr: **2018**

Prop Type: **Residential**

Sqft Above: **2,450 (County Records)**

SqFtAbv/PSF: **2,450 / \$157.10**

Lot Size: **0.126 ac (County Records)**

Lot SF: **5,489 (County Records)**

Lot Dim: **27x191x187x200 IRR**

Elem Schl: **EDWARDSVILLE DIST 7**

J High: **EDWARDSVILLE DIST 7**

S High: **Edwardsville**

Poss: **At Closing**

Type:

Beds: **4**      CDOM: **1**

Baths: **4 (3 1)**      Dual Age: **N/A**

Age: **32**      Year Built: **1987**

Unit #:      AsscFee: **\$710**

# Prk:      Assc Pd: **Yearly**

Sqft Below: **995**      Building #:      Pr/Sqft: **\$157.10**

Ttl Liv Ar/PSF: **3,445 / \$111.73**

Ttl Units:      Bse Pr Rng:      Sqft Range:      Lic Sell: **Designated Agent**

Schl District: **Edwardsville DIST 7**

SubDiv Ph:

### Rooms / Sizes

| Total Rooms     |            | Bedrooms   |              | Full Baths      |   | Half Baths |   |
|-----------------|------------|------------|--------------|-----------------|---|------------|---|
| # Rms:          | 12         | Main Beds: | 1            | Main Bths:      | 0 | Mn Bths:   | 1 |
| M & U Bds:      | 4          | Up Beds:   | 3            | Up Bths:        | 2 | Up Bths:   | 0 |
| M & U Bths:     | 3          | Low Beds:  | 0            | Low Bths:       | 1 | Lw Bths:   | 0 |
| Type            | Dimensions | Level      | Flooring     | Window Covering |   |            |   |
| Bedroom         | 13 x 14    | M          |              | Some            |   |            |   |
| Dining Room     | 10 x 14    | M          | Wood         | Some            |   |            |   |
| Living Room     | 17 x 20    | M          | Wood         | None            |   |            |   |
| Laundry Room    |            | M          |              |                 |   |            |   |
| Kitchen         | 12 x 13    | M          | Ceramic Tile | Some            |   |            |   |
| Breakfast Room  | 11 x 17    | M          | Wood         |                 |   |            |   |
| Bathroom        | 5 x 5      | M          | Ceramic Tile |                 |   |            |   |
| Master Bedroom  | 15 x 16    | U          | Wood Veneer  | Some            |   |            |   |
| Master Bathroom | 8 x 8      | U          | Ceramic Tile | Some            |   |            |   |
| Bathroom        | 8 x 8      |            | Vinyl        | Some            |   |            |   |

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

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|             |         |   |              |      |
|-------------|---------|---|--------------|------|
| Bedroom     | 12 x 13 | U | Wood Veneer  | Some |
| Bedroom     | 11 x 12 | U | Wood Veneer  | Some |
| Office      | 8 x 10  | U | Ceramic Tile | Some |
| Family Room | 14 x 20 | L | Carpeting    | Some |
| Media Room  | 14 x 19 | L | Carpeting    | None |
| Bathroom    | 8 x 8   | L | Wood Veneer  |      |

### Details

|   |                |                     |        |
|---|----------------|---------------------|--------|
| # Fp: 1   | Garage Info: 4 | #Crp Sp: 0          | Cable: |
| Fp Type: Full Masonry, Woodburning Fireplce   |                | Fp Loc: Living Room |        |
| Conditions: Unknown   |                | Ht Src: Gas         |        |
| Model:  |                | Water Ht: Gas       |        |
| Builder:  |                | Water Sft:          |        |
| Sewer: Public   |                |                     |        |
| Dining: Kitchen/Dining Combo, Separate Dining                                       |                |                     |        |
| Water: Public   |                |                     |        |
| Cool: Central-Electric  |                |                     |        |
| Heat: Forced Air  |                |                     |        |
| Disclos: Sellers Discl. Avail   |                |                     |        |
| Park Dsc: Attached Garage, Detached, Garage Door Opener                             |                |                     |        |
| M Bth Dsc: Double Sink, Shower Only   |                |                     |        |
| Appliances: Dishwasher, Range/Oven-Gas, Refrigerator, Wine Cooler                   |                |                     |        |
| Construct: Brick Veneer Predom  |                |                     |        |
| Kitchen: Breakfast Bar, Breakfast Room, Pantry, SolidSurfaceCounter, Walk-In Pantry |                |                     |        |
| Spec Dsc: Owner Occupied  |                |                     |        |
| Base YN: Yes  |                |                     |        |
| Base Dsc: Walk-Out  |                |                     |        |
| Misc: Deck, Lake Access   |                |                     |        |
| Interior: Walk-In Closets, Wetbar, Some Wood Floors                                 |                |                     |        |
| Windows: Bay/Bow Window, French Door(s)   |                |                     |        |
| Spec Area: Main Floor Laundry   |                |                     |        |
| Lot Dsc: Cul-De-Sac, Pond/Lake, Waterfront Lot                                      |                |                     |        |

### Remarks

Mrk Rmks: Enjoy spectacular sunsets from the covered deck of this custom lakefront home. Inviting covered front porch steps into a spacious foyer flanked by a guest BR & formal DR. LR offers masonry FP w/built in bench & walkout access to deck. Updated kitchen w/quartz counters, tile backsplash, tile/wood flooring, breakfast bar, wet bar w/wine cooler & appliance closet plus walk-in pantry. Breakfast nook with bay window access to deck. Upstairs hosts full bath, 2 bedrooms, bonus room and large master suite w/window seat, walk in closet, dual vanity & walk-in tile shower. Finished walk out basement w/family room, media room and full bath. Engineered hardwood flooring. Main floor laundry. Leafproof gutters. Electric dog fence. Oversized 3 car garage with private stairwell leading to basement. Detached 1 car garage. Updates include: Fixtures throughout 2018/HVAC & Deck 2016/Sea Wall & Tankless Water Heater 2010/Roof 2007 and much more. Ask agent for full features/updates uploaded to MLS.

Directions: 159 to Right on Moro Road to Left on St James Drive to Right on Carribean Drive to Left on Biscay Drive to Right on Britany Court. Home sits at end of cul-de-sac.

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