

## An Easy Country Life!



### *E3606 Green Valley Dr~La Valle~\$219,900*

Lot Size:	2 Acres	Kitchen/Dining:	21'5" x 8' Vinyl, Hickory Cabinets, Dinette, Fan
Sq. Footage:	1904 SF Approx.	Living Room:	21'7" x 11'6" Carpet, Closet, Bay Window
Taxes:	\$2216.89 (2020)	M. Bedroom:	11'7" x 11'6" Carpet, Ceiling Fan, Walk-In Closet
Exterior:	Steel	Half Bath:	8'2" x 2'6" Vinyl, Vanity
Heating:	LP Forced Air	Bedroom:	11'6" x 10'1" Carpet, Closet, Ceiling Fan
Cooling:	Central Air	Bedroom:	12'1" x 11'5" Carpet, Ceiling Fan, Closet
Water Heater:	50 Gal/Electric	Bathroom:	8'4" x 8' Vinyl, Vanity, Shower, Linen Storage
Electrical:	200 AMP		
Septic:	Conventional		
Well:	Private Well		
Garage:	2-Car Detached		
Year Built:	1972		

Included: Range, Refrigerator, Microwave, Washer, Dryer, Generator, Water Softener, Chair Lift, Window Treatments  
 Excluded: Lower Level Refrigerator & Freezer

#### Lower Level

Family Room:	22'4" x 11'4" Carpet, Patio Door to Exterior
Rec. Room:	15'8" x 10'5" Vinyl, Closet
Multi-Purpose:	20' x 10'3" Vinyl, Front Yard Access
Laundry Room:	36'4" x 11'4" Vinyl, Utility Sinks, Storage Galore

A stress-free country life could be yours if you get in gear & purchase this 3BR/1.5BA Ranch style home just outside of La Valle & resting on 2 acres! Easy access to highway 33 gives you a carefree commute. A super-spacious living room with a bay window, updated kitchen with an abundance of Hickory cabinets, counter-space and a convenient dining area. Main level primary bedroom w/walk-in closet and half bath. Finished lower level has plenty of room for everyone and is the place to be for relaxation along with fun & games! Two car detached garage is just the right size for cars, bikes, toys & more. Enjoyable deck offers an outdoor gatherings & barbeques! Maintenance free steel siding & gutters! Plenty of yard space along with some woods to explore! Come & see what comfortable country living can be!

#### Presented By:

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