



WEBER REALTY

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Showing Instructions:

Occupied, call for an appointment.

Property Type	Residential log home	
	Bedroom	Bath
1st Floor		1/2
2nd Floor	4	2
Basement	None	
Foundation	Block	
Exterior	Wood	
Porch	Covered, deck, gazebo	
Roof	Metal	
Garage	Attached 1 car	
Size of Lot	7.95 acres	
Heat	Electric baseboard	
Air Cond.	Electric portable	
Water Heater	Electric (57 gallon)	
Approximate Age	1977	
Termite Policy	None	
School Dist.	Lawrenceville	
Water	City	
Sewer	Septic	
Tax I.D.	06-000-476-00	
Taxes Pd. 2020	\$1,776.00	
Key	Coded lockbox	



Property Address:	10612 Chesapeake, Lawrenceville, IL. 62439
Owner:	Michael & Mary Rose Hardiman
Listing Price:	\$225,000
Listed by:	Jennifer Crampton (618)554-6268

REMARKS:

Location, location, location! This gorgeous 4 bedroom, 2.5 bath log home sits on 7.95 acres yet is just over 1 mile from town. The interior offers beautiful exposed log beams and natural wood work. The exterior offers a back deck with gazebo, stream with bridges, woods, cleared open land, stable, shed w/floored loft. In addition, a 23'x40' outbuilding currently being used for dog grooming offers endless business possibilities.

Entry:		Hardwood flooring, log ceiling beams, coat closet
Kitchen:	14'9"x15'11"	Hardwood flooring, log ceiling beams, moveable island, island light, pantry, refrigerator, electric range, dishwasher, microwave remain
1/2 Bathroom:		Hardwood flooring, log ceiling beams, decorative vanity, vanity light
Family Room:	17'10"x12'2"	Carpet, flush mount ceiling light
Laundry:	8'5"x5'4"	Laminate, over head cabinets, hot water heater, washer/dryer negotiable
Living Room:	23'1"x13'8"	Carpet, log ceiling beams, rowed sconce lighting, wall beamed shelf
Dining Room:	15'x11'11"	Carpet, log ceiling beams, chandelier
Office/bedroom	11'4"x11'1"	Laminate, log ceiling beams, rowed sconce lighting
Entry 2/stairway:		Hardwood flooring, log ceiling beams, under stairway storage closet, chandelier
2nd Floor:		
Bedroom:	20'5"x14'2"	Laminate, ceiling fan with light, wall storage cabinet
Hall:		Laminate, can lights, storage closet
Bathroom:		Laminate, vanity with double sinks, tub/shower combo, linen closet
Bedroom:	13'10"x8'11"	Laminate, wall sconce, Jack and Jill closet
Bedroom:	15'3"x8'11"	Laminate, wall sconce, Jack and Jill closet
Master Bedroom:	25'9"x10'7"	Laminate, can lights, walk-in closet, storage
Master Bathroom:		Laminate, vanity with granite top, large shower, linen closet, wall sconce
Garage:		1 car, electric opener
Outbuilding:	23'x40'	Room 1: 23'x22'5" Currently being used as a dog grooming salon, bath tub, 52 gallon electric hot water heater; Room 2: 23'x17'7" Garage/storage, electric opener
Stable:	35'9"x11'11"	Pasture with small stables

R2.7

All information is believed correct, but not guaranteed.

