

Buyers Agents Welcome. Beautiful Ranch located on a large corner lot in The Ridges subdivision in Coal Valley. This home has a wooded ravine behind it and private backyard. The exterior of the home has gorgeous stone and brick with shake siding. The Great Room features 12 Ft. ceilings with a floor to ceiling stone fireplace and built-ins. There is crown molding in the great room, dining room, master bedroom and 2nd bedroom. The Kitchen has a large island with Granite countertops, gas cooktop, and built-in oven and microwave. The flooring throughout the main is 3/4" Asian Walnut. The 3 bedrooms on the main have walk-in closets. The master bath has granite countertop, a large corner jetted tub and walk-in shower tiled and accented with pebble flooring. The 2nd and 3rd bedrooms have a jack-n-jill bathroom, with separate vanity area for each bedroom. Laundry room is conveniently located by the master, 2nd and 3rd bedrooms. The Bonus Room above the garage can be used as a home office or a 6th bedroom, it has 2 skylights and a large window to keep it bright. The family room and bar area downstairs are great for entertaining with an open floorplan and 9 ft. ceilings. The bar has granite countertops, sink and built-in refrigerator and accent lighting. The walk out basement has a large patio area with outdoor speakers and ceiling under the deck provides a dry area for furniture. The theatre room will be your favorite room in the house with a 120" screen, elevated seating and 7.1 surround sound system. There is a full bathroom, 4th and 5th bedroom and large 600 sq. ft. storage area in the basement. The 4th bedroom is currently being used as an exercise room with padded flooring. This home was built energy efficient with a Geothermal Heating, Air and Water System, water softener and dual water heaters. The average monthly energy bills are \$150 a month. The 1400 sq ft. garage is also insulated and heated and the floor is stained and sealed. The garage has 4 independent oversized doors to accommodate larger SUV's and Crew Cab Trucks. It also has 2 separate work benches and wall cabinets for storage. This home has a in-ground pet fence, video security system with remote viewing via phone, is wired with CAT5 ethernet and currently has Fiber Internet. The house is in walking distance to Bicentennial Elementary School. Coal Valley is a great place to raise a family and just minutes from shopping and restaurants.

### General Information

<b>Price:</b>	\$450,000
<b>Status:</b>	SOLD
<b>Property Type:</b>	Ranch
<b>Total Sqft:</b>	5,100 SqFt
<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	3.5
<b>Garage:</b>	4-Car, Attached
<b>Year Built:</b>	2012
<b>Taxes:</b>	\$11,407
<b>Lot Size:</b>	.67

### Home Size

<b>Main Finished:</b>	2,700 SqFt
<b>Upper Finished:</b>	300 SqFt
<b>Basement Finished:</b>	2,100 SqFt
<b>Total Finished:</b>	5,100 SqFt

### Schools

<b>Elementary:</b>	Bicentennial
<b>Middle:</b>	John Deere
<b>High:</b>	Moline High

### Measurements



<b>Great Room:</b>	19 x 20
<b>Formal Dining Room:</b>	11 x 13
<b>Kitchen:</b>	22 x 25
<b>Master Bedroom:</b>	15 x 18
<b>Bedroom 2:</b>	13 x 12
<b>Bedroom 3:</b>	12 x 13
<b>Bedroom 4:</b>	12 x 15
<b>Bedroom 5:</b>	12 x 15
<b>Office:</b>	13 x 26
<b>Theatre Room:</b>	15 x 19
<b>Family Room:</b>	19 x 16
<b>Bar / Game Room:</b>	24 x 23
<b>Garage 1 &amp; 2:</b>	26 x 26
<b>Garage 3 &amp; 4:</b>	26 x 22

607 West 3rd Street  
Coal Valley, IL 61240

