



**\$455,000**

## **13563 WOODLAND DRIVE, ATHENS, IL, 62613**

<https://rhoadesrealtors.com>

A rare opportunity to have all that country living offers. This walk-out ranch is located in a secluded countryside subdivision on +/- 4.86 acres, yet is just minutes from small-town America.

Hardwood and tile floors make up the semi-open concept main level. The large living room has a gas fireplace focal point and is encased [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 3127 sq ft

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### **Rooms**



Room type	Area	Level	Length	Width
Main Level	1806			
Upper Level				
Lower Level				
Basement	1321			
Additional Level				
Bedroom 1		Main	14	17.3
Bedroom 2		Main	15.11	9.1
Bedroom 3		Main	14.9	11.9
Bedroom 4		Basement	11.7	16.6
Living Room		Main	21	17.8
Kitchen		Main	13.8	19.11
Office		Basement	11.3	8.1
Laundry		Basement	23.1	13.4
Additional Room		Basement	5.2	12.1
Additional Room 2		Basement	12.9	15.6
Third Floor				



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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Propane, Forced Air

**Exterior material:** Frame, Stone, Vinyl Siding

**Parking:** Attached

**NewConstructionYN:** No

**Basement:** Full, Walk-Out Access

**Roof:** Shingle

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Features:** Gas Log, Living Room

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

