

## 24822 BROOKWOOD HILLS ROAD, ATHENS, IL, 62613

<https://rhoadesrealtors.com>

GORGEOUS 4 bed/ 3.5 ba Ranch w walkout in Athens on 1.9 AC!!!  
Tis home has it all~ curb appeal, land, detached garage,  
geothermal, potting shed, coy pond & huge concrete patio!  
Enormous Liv Rm offers vaulted ceiling, bay window full of  
country views & built in display case! Kitchen/ Dining has a slider  
that [...]

**\$399,000**

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2962 sq ft

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### Rooms



| Room type         | Area | Level    | Length | Width |
|-------------------|------|----------|--------|-------|
| Main Level        | 1762 |          |        |       |
| Upper Level       |      |          |        |       |
| Lower Level       |      |          |        |       |
| Basement          | 1200 |          |        |       |
| Additional Level  |      |          |        |       |
| Bedroom 1         |      | Main     | 16.3   | 12    |
| Bedroom 2         |      | Main     | 10     | 10.5  |
| Bedroom 3         |      | Main     | 13.11  | 11.11 |
| Bedroom 4         |      | Basement | 13.1   | 11.11 |
| Living Room       |      | Main     | 24.5   | 20.7  |
| Family Room       |      | Basement | 23     | 16.3  |
| Dining Room       |      | Main     | 13.8   | 12.2  |
| Kitchen           |      | Main     | 11.9   | 12.2  |
| Laundry           |      | Basement |        |       |
| Additional Room   |      | Basement | 9.5    | 11.5  |
| Additional Room 2 |      | Main     | 19.2   | 10.5  |
| Third Floor       |      |          |        |       |



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# Building Details

|                                                             |                                                            |
|-------------------------------------------------------------|------------------------------------------------------------|
| <b>ArchitecturalStyle:</b> Ranch                            | <b>NewConstructionYN:</b> No                               |
| <b>Heating:</b> Electric, Electric Water Heater, Geothermal | <b>Basement:</b> Full, Partially finished, Walk-Out Access |
| <b>Exterior material:</b> Brick, Frame, Vinyl Siding        | <b>Roof:</b> Shingle                                       |
| <b>Parking:</b> Attached, Detached, Garage Door Opener      |                                                            |

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# Amenities & Features

|                                                                                           |                                                                  |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Waterfront available:</b> No                                                           | <b>GarageYN:</b> Yes                                             |
| <b>AttachedGarageYN:</b> No                                                               | <b>FireplaceYN:</b> No                                           |
| <b>PoolPrivateYN:</b> No                                                                  | <b>Cooling:</b> Central Air                                      |
| <b>ExteriorFeatures:</b> Shed(s)                                                          | <b>Amenities:</b> Microwave, Range, Refrigerator, Water Purifier |
| <b>Features:</b> Attic Storage, Cable Available, Ceiling Fan(s), Ceilings/Cath/Vault/Tray |                                                                  |

