



\$424,000

**3400 BRIANA DRIVE, SPRINGFIELD, IL,
62711-7951**

<https://rhoadesrealtors.com>

Nestled in Bluffwood, a private, wooded subdivision close to the westside bike trail, this beautiful two-story home offers 4 bedrooms with exceptional living space throughout. Enjoy your own backyard retreat featuring an in-ground pool and stunning four-season sunroom which is south facing bringing natural light into the kitchen and family room. Conveniently located near downtown [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 3802 sq ft

Rooms



Room type	Area	Level	Length	Width
Main Level	1656			
Upper Level	1391			
Lower Level				
Basement	755			
Additional Level				
Bedroom 1		Upper	18	20.04
Bedroom 2		Upper	10.05	14.04
Bedroom 3		Upper	12.03	14.07
Bedroom 4		Upper	13.1	10.05
Living Room		Main	12.08	17.01
Family Room		Main	16.06	17.06
Dining Room		Main	13.1	11.1
Kitchen		Main	23	17.06
Recreation Room		Basement	13.05	16.09
Laundry		Main	7.09	8.07
Additional Room		Main	15.03	11.07
Additional Room 2		Basement	20.04	16.09
Third Floor				



Building Details

NewConstructionYN: No

Heating: Natural Gas, Forced Air, Gas Water Heater

Basement: Full, Partially finished, Sump Pump

Exterior material: Brick, Vinyl Siding

Roof: Shingle

Parking: Attached

Amenities & Features

Waterfront available: No

GarageYN: Yes

AttachedGarageYN: No

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

WindowFeatures: Skylight(s)

PoolFeatures: In Ground

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

Features: Cable Available, Ceiling Fan(s), Ceilings/Cath/Vault/Tray, Entrance Foyer, Family Room, Gas Starter

