



**\$185,000**

## **452 GRAND AVENUE WEST, SPRINGFIELD, IL, 62704**

<https://rholdesrealtors.com>

Check out this adorable home with all this space! This amazing 2 story home is in the heart of town, close to shopping, restaurants, and Washington Park. Hardwood floors, wood burning fireplace, some new windows, roof in 2018, zoned HVAC replaced in 2017. Sq Ft believed to be accurate but not warranted.

- 4 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 2700 sq ft

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### **Rooms**



Room type	Area	Level	Length	Width
Main Level	1400			
Upper Level	1300			
Lower Level				
Basement				
Additional Level				
Bedroom 1		Upper	15	13.2
Bedroom 2		Upper	14.3	11.3
Bedroom 3		Upper	14.2	14.5
Bedroom 4		Upper	10.2	9
Living Room		Main	16	14
Dining Room		Main	15.8	14
Kitchen		Main	11.8	9.5
Office		Main	10	9.5
Laundry		Basement	10	12

Third Floor



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## Building Details

**NewConstructionYN:** No

**Basement:** Full, Unfinished

**Roof:** Shingle

**Heating:** Electric, Natural Gas

**Exterior material:** Stucco, Vinyl Siding

**Parking:** Private

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Amenities:** Dryer, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Zoned, Central Air

**Features:** Wood Burning

