



**\$495,000**

## **495 KRAMER ROAD, AVON, IL, 61415**

<https://rhoadesrealtors.com>

Welcome to one of the premier lakefront settings on Little Swan Lake! Perfectly positioned on one of the best lots on the lake, this rare offering includes three parcels and boasts a gentle, step-free approach to the water making lake access as easy as it gets. Enjoy endless days on the water from not one, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2116 sq ft

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## **Rooms**



| Room type        | Area | Level | Length | Width |
|------------------|------|-------|--------|-------|
| Main Level       | 916  |       |        |       |
| Upper Level      | 600  |       |        |       |
| Lower Level      | 600  |       |        |       |
| Basement         |      |       |        |       |
| Additional Level |      |       |        |       |
| Bedroom 1        |      | Upper | 14     | 11.05 |
| Bedroom 2        |      | Upper | 9.04   | 14.1  |
| Bedroom 3        |      | Upper | 9.07   | 11.01 |
| Living Room      |      | Main  | 12.01  | 10.04 |
| Family Room      |      | Main  | 24.04  | 19.1  |
| Dining Room      |      | Main  | 11.11  | 9     |
| Kitchen          |      | Main  | 18.05  | 15.03 |
| Recreation Room  |      | Lower | 17.1   | 28.11 |
| Third Floor      |      |       |        |       |



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## Building Details

**NewConstructionYN:** No

**Basement:** Unfinished

**Roof:** Shingle

**Heating:** Natural Gas, Forced Air

**Exterior material:** Frame, Vinyl Siding

**Parking:** Attached, Paved

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Window Treatments, Blinds

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Shed(s), Dock, Replacement Windows

**Features:** Cable Available, Ceiling Fan(s), Electric, Recreation Room, Solid Surface Counter

