



**\$137,499**

## **5312 MONTCLAIR AVENUE, PEORIA HEIGHTS, IL, 61616**

<https://rhoadesrealtors.com>

MUST LOVE BIRDIES...and bunnies and chipmunks and woodchucks...because they will be your charming little friends year-round! Enjoy your own nature retreat in your private, wooded backyard on this half-acre lot...even while perfectly located between dining & retail options of Peoria Heights' Prospect Avenue "District" and Junction City! A peaceful, quiet fifteen-minute walk along low-traffic streets. [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 1301 sq ft

---

## **Rooms**



Room type	Area	Level	Length	Width
Main Level	1301			
Upper Level				
Lower Level				
Basement				
Additional Level				
Bedroom 1		Main	19.03	13.04
Bedroom 2		Main	21.1	11.02
Family Room		Main	19.08	18.02
Kitchen		Main	18.04	9.04
Laundry		Main	5.09	7.02
Third Floor				

## Building Details



**ArchitecturalStyle:** Ranch

**NewConstructionYN:** No

**Heating:** Natural Gas, Forced Air, Gas Water Heater

**Basement:** Cellar, Crawl Space, Unfinished, Walk-Out Access

**Exterior material:** Frame, Vinyl Siding

**Roof:** Shingle

**Parking:** Detached, Garage Door Opener, On-street

---

## Amenities & Features

**Waterfront available:** No

**GarageYN:** Yes

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**WindowFeatures:** Window Treatments, Blinds

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

**Features:** Cable Available, Ceiling Fan(s)

