

WELCOME TO 306 PELICAN WAY

Trophy Properties and Auction • (855) 573-5263 • leads@trophyha.com • www.trophyha.com



ADDRESS: 306 Pelican Way, Grafton, IL 62037

PRICE: \$345,000

BEDROOMS:

BATHROOMS: 2/1

LIVING AREA: 1,987 SF

YEAR BUILT: 2009

SCHOOLS DIST: Jersey County

TAXES: \$5,692

TAX YEAR: 2023

HOA FEES: \$1,800/Yr

CONDO FEE: \$250/mo

PROPERTY HIGHLIGHTS:

- 2 bed, 2.5 bath condominium
- The Moorings at Grafton
- Turnkey vacation home
- Mississippi River View
- Ground level access
- Covered porch

PROPERTY DESCRIPTION:

Welcome to The Moorings at Grafton - where river view living meets comfort, convenience, and style! This beautifully maintained 2 bedroom, 2.5 bath condo offers a spacious two level layout and stunning views of the Mississippi River and Grafton Harbor. The ground level features a private tuck under garage, living room, a full bath and bedroom perfect for guests! Upstairs, the master suite offers a peaceful retreat with walk-in closets and an en-suite bath. The open concept kitchen includes a center island and flows into a dedicated dining area, making it ideal for entertaining. Step out onto the covered deck to relax with unforgettable views of sunsets and nearby fire-works! Enjoy fresh paint, new carpet, and the ease of a move in ready space - all furniture and appliances convey. Located in a gated private community just one block from the heart of Grafton, You'll have quick access to restaurants, wineries, shops, boating fishing, and entertainment. Plus, Pere Marquette State Park is just down the road, offering year round outdoor adventures. Whether you are looking for a full time residence or a weekend escape, this condo offers the best of river life with unmatched charm and convenience.



PRESENTED BY:

CYNDI BORROWMAN

Designated Managing Broker

M: (217) 779-1861

P: (855) 573-5263 x772

E: cborrowman@trophyha.com

Trophy Properties and Auction

205 W Main Street

Hardin, IL 62047

WELCOME TO 306 PELICAN WAY

Trophy Properties and Auction • (855) 573-5263 • leads@trophypa.com • www.trophypa.com

