

# TROPHY

— RESIDENTIAL —

## PROPERTIES



ADDRESS: 2316 CHANTEL DRIVE, ALTON, IL 62002

PRICE: \$164,900

**BEDROOMS:** 3

**BATHROOMS:** 2

**LIVING AREA:** 1,380

**YEAR BUILT:** 1967

**SCHOOLS DIST:** Alton Dist. 11

**TAXES/TAX YR:** \$3,199/2018

**HOA FEES:** \$100/yr.

**MLS#:** 20013922

### PROPERTY HIGHLIGHTS:

- Recently Renovated
- 3 bedroom, 2 bath home
- New roof
- New vinyl plank flooring, carpet, and refinished wood flooring
- New stainless-steel appliances
- Located on a quiet street with no outlet
- Desirable Rock Gate Subdivision
- Alton mailing address in Godfrey subdivision

### PROPERTY DESCRIPTION:

Lovely renovated all brick home located in Godfrey's desirable Rock Gate Subdivision. This renovated 3 bedroom, 2-bath, 2 car garage home is on a quiet street with no outlet for limited local traffic. The list of updates includes new roof, new stainless steel appliances, fresh paint through-out, new vinyl plank flooring in the foyer and kitchen/dining area and new carpeting in all three bedrooms. The original wood flooring is still located under the new carpeting in all three bedrooms. The large living room has beautifully refinished wood flooring. Other updates include new kitchen cabinets, countertops, light fixtures as well as all-new exterior and interior doors. The fenced back yard has a large concrete patio. Seller will have back yard leveled and seeded as well as the area by the front porch. Seller will also have front siding, soffit and fascia painted as soon as the weather allows. Home is located conveniently near Alton High School.



### PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.