

# WELCOME TO 36296 130TH AVE.

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**ADDRESS:** 36296 130th Ave., Pleasant Hill, IL 62366

**PRICE:** \$325,000

**BEDROOMS:** 5

**SCHOOLS DIST:** Pleasant Hill Dist. 3

**BATHROOMS:** 2

**TAXES:** \$4,818

**LIVING AREA:** 4,000± SF

**TAX YEAR:** 2023

**YEAR BUILT:** 1999

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- Great location, just outside of town
- Full finished lower level
- 6± acres
- Shed conveys
- 5 bedrooms
- Large yard

**PROPERTY DESCRIPTION:**

This impressive 4,000± sq ft brick home and shed on 6± ccrees located just outside the city limits of Pleasant Hill offers a peaceful and private setting surrounded by cornfields and set back from the road. Featuring 5 spacious bedrooms-2 upstairs and 3 downstairs-this home is perfect for a growing family or those who love to entertain. The finished walkout lower level includes a large family room ideal for gatherings while the open concept main level seamlessly blends the kitchen, living room, and dining room into one inviting space. Both bathrooms have been tastefully updated with ceramic tile, a custom built walk in shower and a luxurious air jet tub for ultimate relaxation. Additional features include a convenient laundry chute leading to the utility room, a sprawling 700 sq ft deck for outdoor entertaining, large yard, tankless hwh, and a large patio perfect for basketball or other recreational activities. A concrete shed has two overhead doors with electric, storage, and workshop.



**PRESENTED BY:**

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