



**16795 Poplar
Carlinsville, IL 62626**

\$264,900

4 Bed, 3 Bath

2964 Approx. Total Finished Sq. Ft.

1666 Approx. Total Above Grade Sq. Ft.

MLS ID#: 292790



LISA MILLER

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Firm Foundations Realty

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Incentives= \$1000 Bonus To Selling Office. \$6500 Cash Given To Buyers At Closing. Offer Good Till April 1, 2010! Easy Driving To Cards/Rams Games! Galleria Mall, Lambert Airport, Fox Theater - Why Not Buy This Lovely Waterfront Home And Enjoy Amentities All Year Round!!! Quality Throughout With Maintenance To Date! Lots Of Extras Here, From 125 Feet Of Waterfrontage To Screened Porch, Deck, On 8 Lots. A Must See!!!

Directions: Rt. 4 To Lake Williamson Entrance, Straight To Poplar, See Sign On Corner. House Sits Back.

Property Features

- ◆ Single Family Residence
- ◆ Area: Carlinsville
- ◆ County: Macoupin
- ◆ School District: Carlinsville-District # 1
- ◆ Cape Cod
- ◆ Approx. Age is 25
- ◆ 8 Rooms
- ◆ Master Bedroom is 18 x 12
- ◆ Second Bedroom is 14 x 12
- ◆ Third Bedroom is 14.6 x 12
- ◆ Fourth Bedroom is 22 x 9.3
- ◆ Dining Room is 12 x 13
- ◆ Family Room is 28 x 24
- ◆ Kitchen is 12 x 11
- ◆ Living Room is 20 x 12
- ◆ Approximate Lot is 8 tenths of an acre
- ◆ Garage: 2 Car Attached
- ◆ Driveway: Concrete
- ◆ Lot Desc: Extra Lot, Lakefront
- ◆ Heating: Forced Air
- ◆ Cooling: Central, Other-see Remarks
- ◆ Construct: Cedar
- ◆ Foundation: Poured
- ◆ Basement: Partially Finished, Walkout
- ◆ Water-city, Sewer-city
- ◆ Utilities: Other-see Remarks
- ◆ Fireplace: Desc-gas, Location-family/game Room, Location-living Room
- ◆ Interior: Additional Insulation, Pull Down Attic Stairs, Efficiency Windows, Foyer Entrance, Hardwood, Whirlpool
- ◆ Exterior: Deck-patio
- ◆ Appliances: Air Filter, Dishwasher, Disposal, Range/oven, Water Softener Own, Other-see Remarks

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