



**Ad Number: 2680**      **Bedrooms: 3**  
**835 Timber Ridge Trail**      **Baths: 2.5**  
**Rockford, Illinois**      **Garage: 3**  
**Acres: 1.3**

Rockford For Sale By Owner LLC      Area Information at RockfordLink.com



**ADDITIONAL PICTURES**

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**3129**  
Page Views

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Contact: Richard and Kathy Radean  
 Telephone: 815-885-4442

Asking price: \$629,900

**Reduced**  
**\$590,000**

[LOAN OPTIONS](#)

[www.rockfordfsbo.com](http://www.rockfordfsbo.com) | [www.rockfordforsalebyowner.com](http://www.rockfordforsalebyowner.com)

Looking for an exquisitely built home featuring **more than 1 acre of impressive panoramic views** and many quality construction upgrades? Consider this home built in 2004 by Ron Beard Custom Building. The all brick, **fully exposed ranch** is located in a beautiful natural setting conveniently located within 3 miles of shopping areas and I-90. Low Boone County taxes and Belvidere School District.

- All brick, fully-exposed ranch on 1.3 acres
- 2,500 SF finished and 1,300 SF unfinished on lower level
- Open/split bedroom floor plan--great for entertaining
- **1.3 acre lot professionally landscaped with outstanding views**
- Hunter in-ground sprinkler system
- **Spacious cedar deck and aggregate concrete patio areas**
- Designer lighting and ceiling fans
- **9 foot-plus ceilings throughout**
- Hurd aluminum clad E-glaze transom windows with custom treatments
- Huge, oversized 41.6 x 27.3 car garage with heater, floor drains, utility tub, separate stairs to lower level
- **Spacious great room with vaulted 16 foot ceiling**
- **Corner gas/wood burning fireplace with travertine marble mantle and hearth**
- Large windows provide generous natural light
- **Spacious kitchen with custom natural cherry cabinets with pull-outs**
- Pantry with pull-outs
- Split bedroom plan provides privacy
- Roughed-in 3rd full bath on lower level
- **Granite countertops, Sub-Zero and Thermador gourmet appliances**
- **Large master bedroom has dramatic 10 foot tray ceiling with rope lighting**
- Master bath with large tiled walk-in shower
- His/her sinks with separate vanities and make-up area
- Huge master walk-in closet with window
- Ready-to-finish lower level -1,300 square foot rec room, 4th bedroom and 3rd bath
- **Fully exposed lower level with 2 sliders to patio**
- Corner gas/wood burning fireplace unit on lower level
- Spacious walk-in cedar closet on lower level
- Convenient first floor laundry room with generous storage
- 90%+ Efficient Heil furnace/Aprilaire Automatic Humidifier/ Media Air Cleaner

<b>Great Room</b>	23 x 20.6	<b>Dining Area</b>	16.5 x 12
<b>Kitchen with Breakfast Bar</b>	18 x 12	<b>Master Bedroom</b>	17 x 14.6
<b>Master Bath</b>	18 x 8	<b>Bedroom 2</b>	13.9 x 13
<b>Bedroom 3</b>	13 x 12.9	<b>Bath 2</b>	9 x 9
<b>Powder Room</b>	8.3 x 4.10	<b>Laundry Room</b>	9.6 x 6.6

**CLICK MAP FOR MORE DETAIL AND DRIVING DIRECTIONS**

