



Ad Number: 2697
1620 9th Avenue
Rockford, Illinois

Bedrooms: 3
Baths: 1.5
Garage: 2

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



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ADDITIONAL PICTURES

Page 2 | Page 3
Page 4 | Page 5
Page 6
Map | Directions

303
Page Views

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Asking price: \$89,000

LOAN OPTIONS

www.rockfordfsbo.com | www.rockfordforsalebyowner.com

Very cozy in quiet neighborhood with year-round southern exposure sun porch, and lovely deck overlooking generous landscaped perennial-filled backyard. Wired for cable throughout. Third bedroom has shaded balcony. Must be seen to be fully appreciated.

- 2-Story
- 1,400+ Square feet
- Excellent starter home with all appliances and many yard/ house tools
- **Kitchen update '06 with solid surface counter and double sink**
- **Dishwasher, gas cook top, wall oven**
- Central air conditioning
- **Full dining room with French doors to deck**
- **Maple hardwood floors on first floor**
- Natural wood trim and lots of windows, very bright and cheery
- Extensive storage throughout
- Walk-in closets in all bedrooms, master has two
- Built-in linen closet
- **Pine-paneling in very dry finished lower level with bar and office spaces**
- **Cabinet-filled finished laundry room with natural light**
- Basement windows provide lots of light
- Closets: 2 are 9.5 x 5.5, one each, 7.5 x 5 and 6.5 x 5.5

Living Room	15 x 13.6	Dining Room	15 x 13.6
Kitchen	15.6 x 11.5	Bedroom	13 x 10
Bedroom	12 x 11	Bedroom	12.1 x 9
Rec Room	22 x 21+	Sun Porch	10.5 x 7.5
Deck	13 x 14+		

CLICK MAP FOR MORE DETAIL AND DRIVING DIRECTIONS

