

KENDALL COUNTY REAL ESTATE **FOR SALE**

\$675,000

5.72 ACRES / 4 BR HOME / INCREDIBLE BARN



4405 Van Dyke Road, Minooka, IL 60447

**Kendall Co., Parcel 09-05-400-021
5.72 Acres**

COUNTRY HOME:

4-BR, 2 BA House, 1st Floor hardwood, hardwood trim, 6-panel doors, 10' ceilings, Large, eat-in kitchen.

64' x 64' BARN:

Unbelievable "Barn"!! Fully insulated, 2 Furnace/AC, Steel siding, aluminum Framed windows, double glass door entries, security lights, paved parking.

Concrete floor, wired for sound, video, and theatrical lighting. Men's and women's bathrooms, separate storage room. Kitchenette/bar area.



 **Manges Realty, Inc.**

**Eric Manges, Broker
630-730-2975**

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2-STORY COUNTRY HOME: 3,000± SF, 2,300 SF living space, 4 BR, 2 BA, 10-foot ceilings first floor, full 9' x 25' front porch

Kitchen: 24' x 17' eat-in kitchen, oak hardwood floors

Entry: 16' x 14', oak hardwood floor, built-in cabinet w/drawers

Front LR: 17' x 15' plus bay window area, carpet, 8.5' hardwood French doors

Back Room: 14' x 8'

Storage Room: 13' x 9'

Front entry: 10' x 7', tile floor, with coat closet

Rear mud room: 8' x 6', tile floor

Bath: 9' x 8' full bath with tub/shower

2nd Floor:

BR 1: 17' x 15', built-in bookcase

BR 2: 13' x 11', carpet

BR 3: 12' x 8', carpet

BR 4: 14' x 12', with 8' x 9' walk-in cedar closet

Laundry: 11' x 9', tile floor, electric washer/dryer

Den/office: 9' x 8.5'

Bath: 11' x 8.5', full bath with walk-in shower, pedestal sink

BARN: 64' x 64' steel sided, aluminum-clad windows, fully insulated

2- sets of double glass door entries

1- Single glass door entry

Large, 2-story windows East and West

2 furnaces with A/C; A/C new in 2015

Concrete floor

Men's and Women's bathrooms, multi-stall

Kitchenette area

Separate storage room with built-in cabinets

Security lights surround

60' x 66' paved parking lot, 6 spaces plus 3 handicap spaces

Exterior parking lot lighting

Separate water well and septic system

Water Softener/filter system

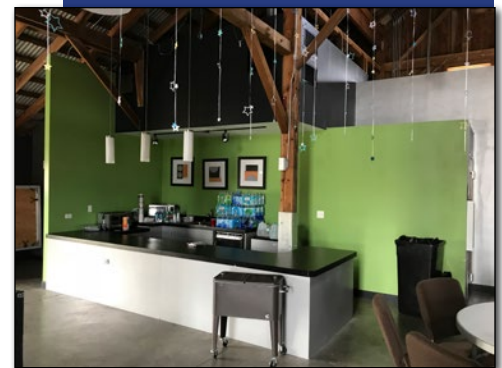
GARAGE: 21' x 22' concrete block garage

MACHINE SHED: 30' x 35' "Morton" shed, partial concrete floor

OPTIONAL: Equipment in "Barn" built/used for church and related functions

Includes: Sound board, including cabling and multiple speakers

Lighting control board with track theatrical lighting, 2-TV's mounted, Variety of light fixtures, Mini-refrigerator, Microwave, Built-in cabinets in storage room



***Excellent Venue
for Parties, Church
& Related Functions!***



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