



**33 W. Amber Ave**

**Cortland, Illinois**

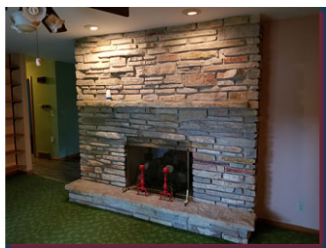
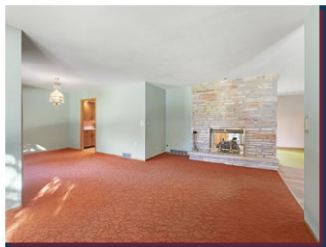
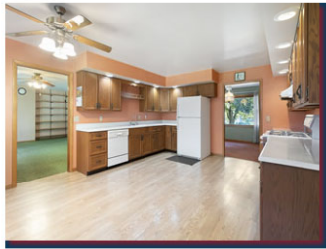
**4 Bedroom  
2.5 Bath**

**2 Car Garage  
PLUS 2nd Garage**

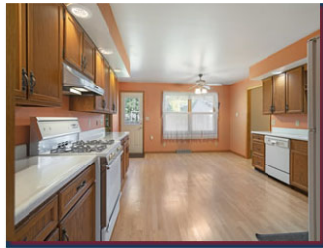
Priced Under  
Assessed Value  
\$299,000

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RARE FIND! This custom built 1900+ square foot 4 bedroom/2.5 bath ranch home was constructed in 1968 - but with amazing forethought – the original and only owners of this home had it designed with all the features you expect in today’s new construction. There is a stunning double sided stone fireplace with gas logs between the living room and family room and a second wood burning fireplace in the basement. But what really sets this home apart is the 2nd garage. With 1620 Sq ft, the 2nd garage has both an 8 ft overhead door and a 10 ft overhead door – it even has a second floor for additional storage/work space. Additional amenities include a first-floor laundry, large dry basement with a battery back up sump, a second driveway, a large outdoor patio area, raised garden beds and much more.



There are too many amenities to list – schedule your private tour today! Contact Todd Burghardt – Designated Managing Broker/Owner of Team Advantage Plus Realty. 815-703-0928

- 4 Bedrooms - 2.5 Bath - 2 Car - 1980 sq. ft.
- Spacious Kitchen with Eating Area
- First Floor Laundry/Full Bathroom/Master
- Doubled Sided Gas Fireplace
- NEW Concrete Entrance Ramp
- 1620 sq ft 2nd Garage - 8ft & 10ft Overhead Doors
- Large Lot - Over Half an Acre
- Expansive Back Patio - Basement Fireplace
- Much MORE TO SEE - Schedule a Tour TODAY!

Offered By:

**Todd Burghardt**  
Managing Broker/Owner  
Team Advantage Plus Realty  
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