



# 1274 Whitney Rd Amboy, Illinois

**REDUCED  
to SELL!!  
\$198,900**

## 5 Bedroom 2 Bath

## 4.31 Acres 2 Outbuildings

**Heated/Insulated Garage  
Updated Throughout**

See More Online

# [www.AmboyHomes.com](http://www.AmboyHomes.com)



Classic country property situated on 4+ acres conveniently located off Rte 30 between Amboy and Franklin Grove. This spacious 5 bedroom, 2 bath home has been updated throughout including a NEW roof (complete tear off) in 2009, a NEW well in 2003, NEW kitchen countertops and flooring in 2006, NEW teak (engineered) flooring in the Living Room in 2008 and in 1995, the house was updated with NEW siding, NEW Furnace, NEW Hot Water Heater, NEW windows and a NEW deck.



The Eat-In Country Kitchen features an open-beamed ceiling, a walk-in pantry & 2 ovens. The Master Suite features a large private bathroom, a sitting area & a private balcony. Set in the country with no immediate neighbors, there are 2 multi-use outbuildings. The 1st Outbuilding (88' x 26 1/2') is separated into a 2 car garage (heated & insulated), PLUS a workshop area that is also heated & insulated with an overhead door and an additional area reserved for storing all the toys. TOO much to list – Schedule your private tour TODAY!



- 5 Bedrooms - 2 Full Baths - 4.31 Acres
- Country Kitchen w/ Vaulted/Wood Beamed Ceiling
- 2 Parcels - 4.3 Acres - 2.5ac w/ House & Buildings
- Additional 1.81 Acre Building Site
- Formal Dining Room - First Floor Laundry
- New Roof (2009) - New Flooring (LR & Kitchen)
- Master Suite w/Private Balcony & Full Bath
- Heated & Insulated Garage AND Workshop
- Much MORE TO SEE - Schedule a Tour TODAY!



Offered By:

**Todd Burghardt**

*ABR, IRC, GRI, e-Pro Internet Professional*

**815.703.0928 (cell)**  
[todd@MyNewHouse.net](mailto:todd@MyNewHouse.net)

101 N. 4th Street | Oregon | Illinois  
7210 E. State St | Rockford | Illinois

Additional MLS Numbers

DAAR - 07582623  
SVAR - 115223  
RAAR - 56362



Information deemed reliable but not guaranteed. Equal Housing Opportunity.