



**13 Garden Drive  
Montgomery, Illinois**

**Reduced!  
\$144,900**

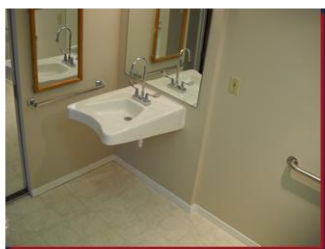
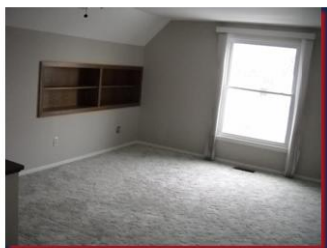
**2+ Bed  
2 Full Baths**

**1560 Square Feet  
55+ Community**

**See More Online**

**[www.TeamAdvantagePlus.com](http://www.TeamAdvantagePlus.com)**

Rare 2 story home with 1560 sq ft of living space available for immediate occupancy in The Gardens - a 55+ community in Montgomery. One of the largest homes in the community, this 2 bedroom home features a first floor master, first floor full bath (with handicapped accessible sink), first floor laundry and a loft area that could be utilized as an office, hobby room or possible third bedroom.



The spacious kitchen features an abundance of cabinets - including a pantry area, a center island for additional storage with stove top and fold-away breakfast bar and French doors to the private and fenced patio/garden area.

With all of the outside maintenance provided by the association - including a new roof completed in 2015 - and the interior professionally painted in 2016 - this home is in move in condition and will not be available long. Contact Todd TODAY for your tour!

- 2+ Bedrooms - 2 Full Baths - 2 Car Garage
- Located in The Gardens - a 55+ Community
- Spacious Kitchen with French Doors to Patio
- Center Island with Cooking Top in Kitchen
- First Floor Master - First Floor Full Bath
- Private and Fenced Outside Patio/Garden Area
- Loft area for Office or Possible Third Bedroom
- Freshly Painted Throughout - First Floor Laundry
- Much MORE TO SEE - Schedule a Tour TODAY!

Offered By:

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