

PROPERTY *features*

General Details

- **EXCELLENT LOCATION!** Located in the heart of Manhattan ~ close to shopping & restaurants, The Round Barn, and local schools and parks! Just a short drive to the I-80 and I-355 Expressways, too.
- **BUILT IN 2009**
- **APPROXIMATELY 1,613 SQ.FT.**
- **THIS PROPERTY IS A DUPLEX-TOWNHOUSE**, the Homeowner owns and maintains the property inside and outside.
- **INTERIOR PROFESSIONALLY PAINTED and NEW CARPET INSTALLED IN 2023 or 2024** (by previous owner)
- **2-CAR ATTACHED GARAGE:** Automatic Overhead Door Opener
- **A GREAT BACKYARD** that could be fenced by the new Owners. Sheds and Pools are allowed, too!

Exterior Details

- **END-UNIT DUPLEX WITH LOVELY CURB APPEAL**
- **ASPHALT-SHINGLED ROOF (new in 2021 or 2022)**
- **VINYL EXTERIOR**
- **ASPHALT DRIVEWAY**
- **12' x 12" CONCRETE PATIO**

HOA Information

2026 ANNUAL HOA DUES: \$140.00

"THE BROOKSTONE SPRINGS MASTER ASSOCIATION" covers maintenance of the Pond and Walking Path as well as the neighborhood Park.

MANAGEMENT COMPANY: Nemanich Consulting
info@nemanichconsulting.com | 815-609-2330

Main Level

- **PRIVATE ENTRY:** Storm Door **(new in 2024)**
- **OPEN-CONCEPT MAIN LEVEL THAT IS PERFECT FOR DAILY LIVING AND ENTERTAINING!**
- **LIVING ROOM:** A sunlit space that can easily accommodate a large sectional; Wood Laminate Flooring.
- **UPDATED KITCHEN:** Ceiling Fan; Maple Cabinetry; an abundance of Counter-Space with a Breakfast Bar and Pendant Lighting; Black Appliances: Range, Refrigerator, Dishwasher, and Microwave; a Pantry or Coat Closet leading to Under-Stairs Storage; Ceramic Tile Flooring
- **DINING AREA:** Wood Laminate Flooring; direct access to the Patio
- **POWDER ROOM**

Second Level

- **PRIMARY SUITE:** Ceiling Fan **(new in 2024)**; Walk-in Closet; Private Bathroom with an Adult-Height Vanity with Maple Cabinets, Double-Sinks, and a Tub/Shower Combo
- **BEDROOM 2:** Ceiling Fan **(new in 2024)**; Walk-in Closet
- **BEDROOM 3**
- **FULL BATH:** an Adult-Height Vanity with Maple Cabinets; Tub/Shower Combo
- **LAUNDRY ROOM:** Washer & Dryer stay!

Mechanicals

- **CENTRAL AIR CONDITIONING (2009)**
- **FURNACE (2009)**
- **40-GALLON RHEEM WATER HEATER (new in 2018)**
- **100 AMP ELECTRIC SERVICE**