



## Andrea Cramer, REALTOR

**Office:** (217) 875-0555

**Mobile:** (217) 520-1306

**Email:** andrea@brinkoetter.com

**Web:** www.brinkoetter.com

**Brinkoetter**  
REALTORS



**1717**  
**COUNTY ROAD**  
**400 E**  
BETHANY, IL

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## About This Property



**1 Bed**



**1.5 Baths**



**1,196 Sqft**



**5.34 Acres**



**2 Car Garage**

## THE PROPERTY DETAILS

Welcome to your slice of paradise, with room to spread out, room to work, and room to play. Situated on 5.34 acres in Bethany, this property offers a rare opportunity to own a newer home with the warmth and character of a cabin-style retreat. Built in 2012 with the interior fully finished in 2022/2023, the home features one bedroom, one bathroom, and main-level laundry. A dedicated hot tub room is located just off the bedroom suite, while the finished loft provides flexible additional living space with its own side entrance and deck. Use it for guests, a second bedroom, home office, or creative retreat. A three-season room at the back of the home extends the living space and provides the perfect spot for morning coffee or evening gatherings. Additional highlights include a central vacuum system and an underground bunker offering extra storage and added

peace of mind. The outbuilding is a standout feature. This impressive 42' x 72' x 16' Garber building offers extra-large overhead doors, a concrete floor, and plenty of space for vehicles, equipment, a workshop, hobbies, or business use. A finished loft room with a half bath adds even more versatility as an office, studio, recreational space, or hangout. Outside, enjoy summers by the above-ground pool, complete with a deck and privacy fence. The property is served by city water and an aerated septic system. Priced \$21,000 below appraised value, this property presents a unique opportunity for buyers seeking acreage, substantial outbuilding space, flexible living areas, and the freedom to make the property their own.

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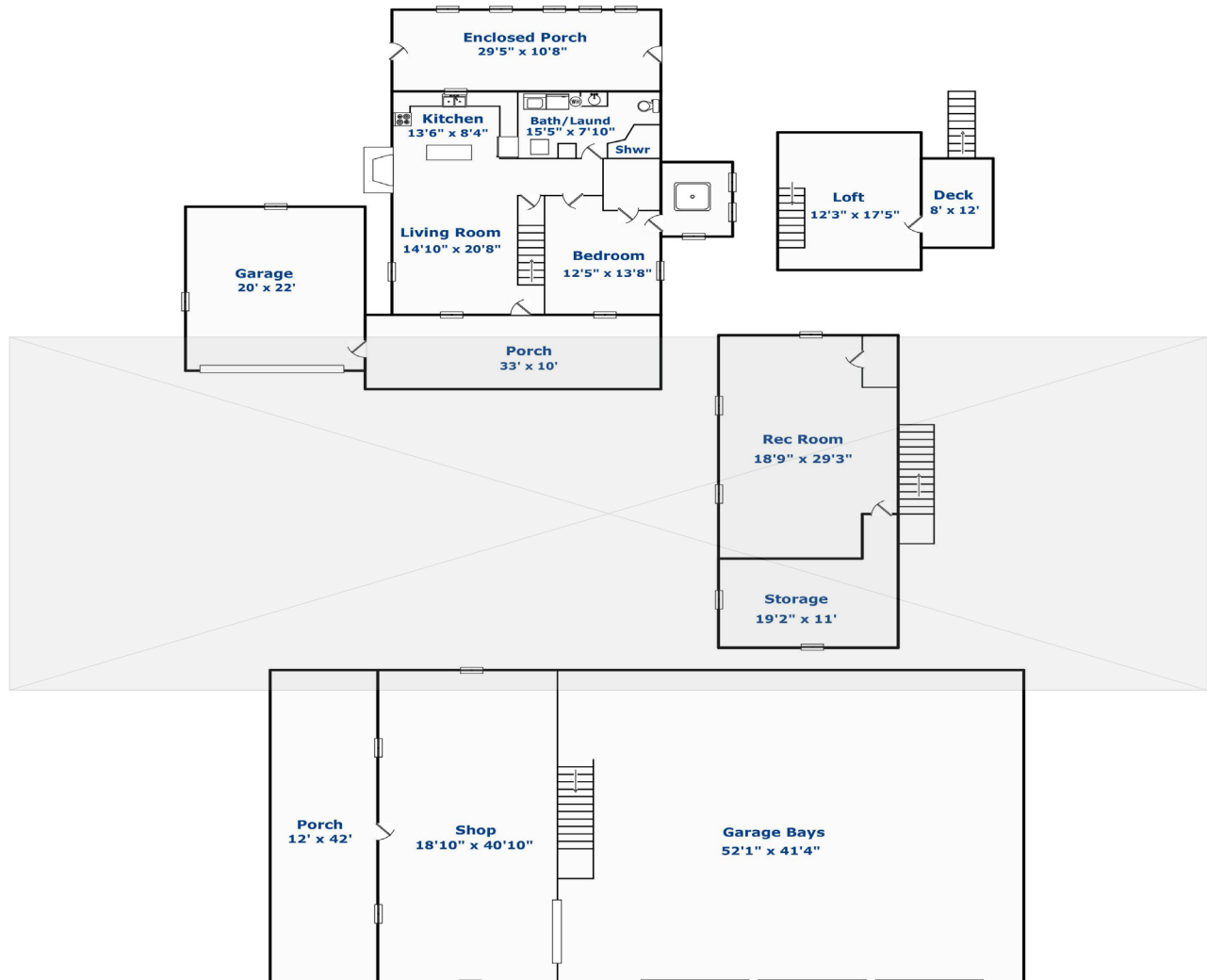
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## THE PROPERTY FLOOR PLAN



| Area:                    | Sq. Ft. |
|--------------------------|---------|
| Main Level               | 900     |
| Upper Level              | 296     |
| Garage                   | 440     |
| Enclosed Porch           | 330     |
| Porch                    | 330     |
| Deck                     | 96      |
| Pole Bar Unf Upper Level | 264     |
| Pole Barn                | 3,024   |