

MLS: 199185

Status: Active

**ResidentialProperty**

Address: 2649 River Bluff Dr

**Price \$330,000**[Photos](#)[Maps](#)

Sq Ft Approx: **2907**  
 Obtained From: **Property Card**  
 Rooms: **11** Baths Full: **3**  
 Bedrooms: **4** Baths - No Tub:  
 First Floor Bdrm: **Yes** Baths Half: **2**  
 Master Bdrm Bath: **Yes** Baths Total: **5.00**

Garage: **2 Car, Attached**  
 Gar Measurements: **576 Sq Ft**  
 Basement: **Full, Finished**  
 Style: **1 1/2 Story, W-O Ranch**  
 Levels No.: **2** Yr Built: **1980**  
 Det Single Fam: **Yes**

Room	Lv	Dimensions	Flooring	W.T.
Master Bedroom	1	18.6 x 16	Carpet	Yes
Bedroom 2	2	21 x 14	Carpet	Yes
Bedroom 3	2	18 x 16.3	Carpet	Yes
Bedroom 4	2	13 x 11.7	Carpet	Yes
Kitch/Din Comb	1	19.11 x 15.2	Ceramic	Yes
Dining Room	1	14 x 13	Carpet	Yes
Living Room	1	17 x 12.11	Carpet	Yes
Family Room	1	22.6 x 18.6	Laminate	Yes
Foyer	1	14 x 6.6	Laminate	No
Laundry Room	1	7.8 x 7.7	Ceramic	Yes
Recreation	B	32.5 x 31.9	Carpet	No

City: **Kankakee**  
 State: **IL**  
 Zip: **60901** Agent Owned: **No**  
 Township: **Limestone-7** Lead Paint Discl: **No**  
 County: **Kankakee** Contingencies: **None**  
 Subdivision: **River Bluff** Var Rate Com: **No**  
 Crossroad: **Rt #113** List Agreement: **Exclusive Right to Sell**  
 Grid: **720** Exceptions: **No**  
 Parcel #: **07-08-23-103-010** Possession: **At Close**  
 Lot Size: **214 x 120 x 107 x 220** Zoning: **Residential**  
 Acres-Total: Tax Year: **2008**  
 Waterfront: **Pond** Total Taxes: **6321.62**  
 Prop Type: **Existing** Tax Exemption: **Limited Homestead**  
 Exterior: **Brick, Vinyl** Assoc Fee: **Yes**  
 Heat: **Gas, Forced Air** Assoc Fee Amt \$: **500**  
 Cooling: **Central** Assoc Fee Per: **Yr**  
 Elec. Supplier: **Com Ed** Condo Fee \$: **0**  
 Fee Per:  
 Water: **Well**  
 Sewer: **Septic**  
 Water Heater: **Gas**  
 Appliances: **Refrigerator, Range, Microwave, Dishwasher, Disposal**  
 Fireplace #: **1**  
 Driveway Type: **Asphalt**  
 Features: **Cathedral Ceiling, Balcony, Deck, Fencing, Fireplace GasStarter, Outdoor Sprinkler, Pool Inground, Security System, Skylights/Windows, Walk-in Closet, Whirlpool Tub**

Pub Sch District: **Herscher Com-2**Legal Description: **River Bluff Sub Lot 13 23-31-11E**

Public Remarks: **Beautiful Open Floor Plan 1.5 Story Home that sits on a 1 Acre Corner Lot in River Bluff Subd in Limestone. 4 Bedrooms,5 Baths, Full Finished Walk-Out Basement that leads to the Inground Pool and Landscaped Fenced in Backyard. Master Bedroom on Main Floor, 3 More Bedrooms on 2nd Level. Formal Dining Room and Eat In Kitchen. Multi-level Deck off the Family Room. Open Catwalk on 2nd level.**

Directions: **Rt #113 West to River Bluff Subd. Turn Rt in the 1st entrance of the Subd (River Bluff Dr) Follow around the curve, Home is on your Rt.**

Selling Price: