

# Home For Sale by Owner

3637 35<sup>th</sup> Avenue Court, Rock Island, IL 61201



**\$299,000**

 Aaron & Amanda Culbertson

 717-496-6625



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Listing ID: YUN81CA



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## Property Highlights

- Lot Size .56 Acre
- Built in 1960
- 2 Story
- 1,721 sqft Main
- 2,718 sqft Total
- 3 Bedrooms
- 2.5 Bathrooms
- Part fin. basement
- Lower Level Laundry
- Service Sink
- Laundry Chute
- Eat-in Kitchen
- Kitchen Appliances Included
- Ceiling Fans
- Built-in Bookcases
- Central HVAC
- Gazebo
- Shed
- New Carpet

Located on a quiet cul-de-sac near the golf course, this home offers a private, wooded backyard with plenty of space to relax. The home features spacious rooms that easily fit large furniture. The bright main-floor family room includes a fireplace and built-in shelving. There's an eat-in kitchen as well as a formal dining room for gatherings. A guest bath is conveniently located on the main level, and there is plenty of storage throughout the home. The oversized primary bedroom includes four closets and a cozy window seat. Beautiful hardwood floors add warmth and character. The partially finished basement has a full bathroom and is perfect for entertaining, guests, or extra living space. Outside, you'll find a natural gas grill hookup, a gazebo, and a storage shed—great for enjoying the outdoors.