

THIS IS A COPY OF MLS DATA FOR THE 2 BEDROOM
BEING HELD FOR SALE AT 2031 SERENADE; THE VILLA
ON THE RIGHT.

2031 Serenade, Troy 62294
\$289,900



Serenade starts with the perfect location; tucked into Troy with great access to all of SW Illinois via convenient Interstates 55, 70 and 270.

It adjoins Troy's Tri-Township park, with connecting paths and a gate....Walgreens, banks, restaurants and churches are all easily "walkable".

The homes themselves enjoy a revolutionary building system, where walls are built with poured concrete, sandwiched between two thick slaps of Styrofoam, all left in place to do their work forever passively, (so "free"). You can imagine the awesome toughness and durability, the energy conservation and easy upkeep. We'll also qualify for at least 2 "green" awards. We call it a "Cozy Fortress" for obvious reasons.

Agent Interest. Restricted to 55+ or singles with no children over 19.

MLS#:	20001045	Status:	ACT	Beds:	2	Taxes Pd:	
County:	Madison-IL			Baths:	3 (2 1)	Age:	
Area:				# Rms:	9	Year Built:	
Muni/Twp:				# Fp:	1	TI Liv Ar:	1,800
Type:	New Construction			#Grg:	2	Sqft Above:	1,800
Style:	1 Story/Villa			#Crp:	0	Sqft Below:	
SubDiv:	Villas of Serenade			AsscFee:	\$80	Pr/Sqft:	\$161.06
Elem Schl:	TRIAD DIST 2			Lot Sz:	0 (Builder)		
J High:	TRIAD DIST 2			Lot Dim:	+/- 3000		
S High:	Triad			Schl Dst:	Triad DIST 2		
Parking:	Additional Parking, Attached Garage, Garage Door Opener, Off Street						
Base Dsc:	Space/Crawl or Other						
Lot Dsc:	Level Lot, Sidewalks, Streetlights, Water View						
Directions:	First find Walgreens on the south side of Route 162 on the west side of Troy. Turn south on Bradley Smih Drive, on the west (right) side of Walgreens, then left of Dorothy Drive and a quick right on Serenade.						

Rooms

Type	Dimensions	Level	Flooring	Windows	Type	Dimensions	Level	Flooring	Windows
Master Bedroom	16 x 13	M	Laminate	None	Master Bathroom	10 x 8	M	Ceramic Tile	None
Laundry Room	8 x 12	M	Ceramic Tile	None	Bedroom	12 x 10	M	Laminate	None

Presented By: **Merrill Ottwein Phone: 618-781-1822**

Coldwell Banker Brown Realtors



Office **618-667-3404**
E-mail **merrill@homerele.com**

530 Edwardsville Road Troy IL 62294

Fax **618-667-7274**
See our listings online at:

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