



## SEASONS VILLIAGE

**\$355,000**

**7427 Clarence Court**  
**Glen Carbon, IL 62034**  
**Lot:17**  
**Lot Dim: 78' x 130'**  
(Mid-size)

**County:** Madison  
**Zoning:** City - Planned  
Development for **55+** Adult Community

### *General Information*

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<b>SqFt:</b> 1874	<b>Bedrooms:</b> 2
<b>Main LV:</b> Ground	<b>Office:</b> 1
<b>Type:</b> Maintenance Free	<b>Baths:</b> 2 (Full)
<b>Garage:</b> 2 Car / Attached	Master has walk-in shower

### *Approx Dimensions*

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<b>Grand Room:</b> 17x20	<b>Kitchen:</b> 13x12
<b>Dining Room:</b> 12x14	<b>Breakfast:</b> 13x12
<b>Master Bed:</b> 15x17	
<b>Bedroom 2:</b> 11x11	
<b>Office/Bed 3:</b> 12x10	

### *Features*

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**Construction:** Concrete slab, 2x4/2x6 Exterior walls, Nu Wool Insulation

**Roof:** Certainteed Architectural shingles / 3-Star Warranty

**Floors:** Upgraded Carpet/Ceramic/Hardwood – Heated Master Bath Floor and Kitchen

**Windows:** Marvin and Marvin Integrity/ Low E with Argon Gas

**Appliances:** Kitchen Aid Range, Microwave, Refrig. and Fisher Pakell Double Drawer Dishwasher

**Cabinets:** Timberlake Upgrade Maple with Island, Cambia Counter

**Electrical:** 300 Amp Service; rough-in gas/electric for generator, Southwestern Electric Company

**Closets:** Spacious built in Shelves, Drawers, Rods, and one closet dedicated as Storm Shelter.

**Garage:** Double Garage includes built in Garage Closets with attic space above, Door Opener

**Exterior:** Brick Front with accents of Cultured Rock. Hardie Board Siding on Left Right, and Rear.

**Heating and Cooling:** Gas - AmerenIP      **Water:** City of Troy      **Sewer:** City of Troy

**Fireplace:** 3-Sided Gas

**Porches:** Covered Front and Spacious Covered Rear Patio.

**Subdivision info:** Gated community, Front Entrance Landscape with two Fountains on right and left side. Maintenance and irrigated yard, fully landscaped, city sidewalk and street lights, Future Community Building.

#### **Directions:**

Take Troy Illinois exit, make Right on Frontage Road (outer road by interstate) between Holiday Inn Express and Cracker Barrel. At First Stop make left onto Bouse Road. About 1/8 mile on right make right onto Whitworth. If you **Map Quest** use (40 Whitworth Drive, Glen Carbon Illinois, 62034.)