

# Home

# FEATURE SHEET

4220 Breckenridge Ln, Granite City, IL 62040  
(Village of Pontoon Beach Area)

## FEATURES

- Built in 1950
- Lot size 100x185 (.42 acres)
- Expansive backyard
- Privacy Fence (Back yard)
- 1,183 sqft Total Living Space
- Low Property Tax Rate compared to surrounding areas
- 2 Bed / 2 bath
  - Primary en suite
    - Walk-in Closet | 6.5'x4.5'
- Versatile Bonus Room - Home Office (non-conforming bedroom)
- Flooring: Wood, Linoleum & Vinyl Laminate Plank
- Stylish Kitchen Cabinets
  - Under Cabinet Lighting
  - Glass Front Cabinet
- Appliances:
  - Refrigerator
  - Range/Oven-Gas
  - Microwave
  - Washer/Dryer-Electric
  - Freezer - Free Standing
- Separate Dining Area
- Ceiling Fans
- Main Floor Laundry
- Multiple Vehicle Parking
- Exterior Well Head | pump stored in shed when not in use
- Patio Pavers
- Attic Storage
- Utility Sheds (2)



## UPGRADES

- Vinyl Siding
- Vinyl Thermal Efficient Window Inserts
- Exterior Hot & Cold Water Faucets
- Detached Garage 1,085 sq ft
  - Workshop and Office/Mancave
  - Half Bath
  - Point-of use-water-heater
  - Window A/C Unit
- Poured Concrete Patio 20x20

**To view more property  
information**

SCAN ME 

## IMPROVEMENTS

- Updated Kitchen
- Updated Bathrooms
- Crawl Space Pump
- 200 amp/Breaker Electrical Service
- Water Heater/gas: 2014
- Roof Re-shingled: 2023
- A/C Unit: 2006
- Furnace: 2006

*Dana Ficker*

