

Residential
6181369 Active

[206 Illini Drive](#)
Watson, IL 62473



L\$87,500



County: Effingham
Subdivision y/n: Yes/ Indian Hills
Lake/ Name: No
School: Effingham Dist. 40
Elem School:
Middle School:
High School:
Acres Apx: .46
CFD Available: No
Lot SF: 20190
Water: City
Sewer: City
REO: No
HOA/COA: No
Monthly Dues:

Year Built: 2002
Zoning: RES
Taxes/ Yr: \$1,904.00/ 2017
Tax Exemption: Owner Occupied
Tax ID: 1421041022
Apx Lot Dim:
Radon Disc: Yes
Lead Paint Disc: No
Seller Disc: Yes
Covenants/Restrict:
Annual Dues:
Quarterly Dues:

Style: Manufactured **Story:** 1 Story
Bedrooms: 3 **Rooms:** 7
Baths Total: 2 **Master Bath:** Yes
Master on Main: Yes
Laundry on Main: Yes
Main: Yes
Fireplace: 1
SF Provided By: Courthouse
Total Fin. SF Area Apx: 1,626
Total Fin SF Abv Grade Apx: 1,626
Main SF Apx: 1,626
Upper 1 SF Apx:
Upper 2 SF Apx:
Lower SF Apx:
Bsmt SF Apx: 0
Bsmt Fin SF Apx: 0
Bsmt UFin SF Apx: 0

R	O	O	M	V	D	N	L	I	A	M	M	E	A	F	PL	XO
Living Room			Main		15'2X18'8										Laminate	
Kitchen			Main		13X9										Vinyl	
Breakfast Nook			Main		10'4X9										Vinyl	
Dining Area			Main		10X12'2										Laminate	
Master Bedroom			Main		14'3X 12'6										Carpet	
Bedroom 2			Main		12'9X11'5										Laminate	
Bedroom 3			Main		9'2X12'6										Laminate	
Office			Main		9'2X10'3										Carpet	
Laundry			Main		7'5X5'5										Vinyl	

Elec/Nat Gas Exp. \$ **Propane GPY:** **Tank Own/Rent:**
Features Interior: Breakfast Nook , Cathedral Ceiling , Ceiling Fan , Fireplace Wood , Pantry , Skylight , Walk-in Closet , Fireplace-Livingroom , Laminate Flooring , Vinyl Floor
Features Exterior: Concrete Parking , Deck , Landscaped , Level , Satellite Dish
Exterior Appear: Vinyl
Appliances: Dishwasher , Oven , Range , Refrigerator

Garage : 2.5 Car , Detached **Drive Construct.:** Concrete
Found. Type: Crawl **Roof:** Metal
Cooling: Central **Heat:** Electric , Forced Air
Water Heater: Gas **Porch:** Front

Remarks: MOVE RIGHT INTO THIS BEAUTIFUL 3 BED 2 BATH HOME TODAY! THE HOUSE AND GARAGE BOTH HAVE NEWER METAL ROOFS!! THIS HOUSE FEATURES AN OPEN FLOOR PLAN FROM THE KITCHEN, DINING, AND LIVING ROOM THAT HAS ALL NEW FLOORING. THE KITCHEN OFFERS A LARGE PANTRY, A BREAKFAST NOOK, A LARGE ISLAND, AND 33 FT OF CABINETS! THE LIVING ROOM BOASTS A BEAUTIFUL STONE FRONT WOOD BURNING FIREPLACE AND LOTS OF NATURAL LIGHT!. THE MASTER BEDROOM INCLUDES A LARGE WALK-IN CLOSET, IN SUITE MASTER BATH WITH TUB AND SHOWER, AND AN OFFICE OR HOBBY ROOM LOCATED RIGHT OFF THE MASTER. THIS PROPERTY ALSO HAS A 2 CAR GARAGE THAT IS INSULATED AND READY TO WORK IN AND HAS PLENTY OF CONCRETE PARKING! THIS HOME SITS ON TWO LOTS AND HAS A SECLUDED FEEL RIGHT IN TOWN! no showings until April 9th

Directions: IN WATSON TURN SOUTH ON VAN BUREN TO ILLINI DR. LOCATED AT END OF ILLINI DR ON RIGHT HAND SIDE
Legal: LOTS 21 & 22 INDIAN HILLS SUBD ADD A 2174/6 1540/346 1540/343 1287/275

P R E P A R E D B Y



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<http://www.effinghamhomesearch.com>