

Residential
6185145 Active

304 W EVERGREEN AVE
Effingham, IL 62401



LS\$284,900



County: Effingham	Year Built: 1993
Subdivision y/n: Yes/ Jennings Sub	
Lake/ Name: No	
School: Effingham Dist. 40	Zoning: R-1
Elem School:	Taxes/ Yr: \$2,678.18/ 2012
Middle School:	Tax Exemption: Owner Occupied
High School:	
Acres Apx: 1.81	Tax ID: 0311017012and077
CFD Available: No	Apx Lot Dim:
Lot SF: 79002	Radon Disc: Yes
Water: City	Lead Paint Disc: No
Sewer: City	Seller Disc: Yes
REO: No	Covenants/Restrict:
HOA/COA: No	Annual Dues:
Monthly Dues:	Quarterly Dues:

Style: Ranch	Story: 1 Story	R	O	O	M	V	D	N	L	I	A	M	M	E	A	F	PL	XO
Bedrooms: 3	Rooms: 9	Great Room			Main		15 x 23'10										Laminate	
Baths Total: 3	Master Bath: Yes	Kitchen			Main		15'9 x 11'2										Laminate	
Master on Main: Yes	Laundry on Main: Yes	Dining Area			Main		10 x 12'5										Laminate	
Fireplace: 1		Bedroom			Main		12'1 x 11'1										Carpet	
SF Provided By: Courthouse		Bath 1			Main		Lavatory, Shower, Toilet, Tub										Vinyl	
Total Fin. SF Area Apx: 2,740		Master Bedroom			Main		18'4 x 13										Carpet	
Total Fin SF Abv Grade Apx: 1,640		Bath 2			Main		Lavatory, Shower, Toilet										Vinyl	
Main SF Apx: 1,640		Laundry			Main		11'3 x 7'11										Vinyl	
Upper 1 SF Apx:		Family Room			Lower		23'6 x 15'5										Vinyl	
Upper 2 SF Apx:		Kitchen			Lower		12'8 x 12'3										Vinyl	
Lower SF Apx:		Bath 3			Lower		Lavatory, Shower, Toilet, Tub										Vinyl	
Bsmt SF Apx: 1,574		Bedroom 3			Lower		15'4 x 12'1										Vinyl	
Bsmt Fin SF Apx: 1,100																		
Bsmt UFin SF Apx: 474																		

Elec/Nat Gas Exp. \$	Propane GPY:	Tank Own/Rent:
Features Interior: Cathedral Ceiling , Ceiling Fan , Fireplace Gas , Skylight , Walk-in Closet , Laminate Flooring , Vinyl Floor		
Features Exterior: Shed , Patio , Sloping , Deck , Workshop Area , Outbuildings , Porch , Screened Porch		
Exterior Appear: Brick , Vinyl		
Appliances: Built-In , Dishwasher , Microwave		
Garage : 3 Car , Attached , Opener	Drive Construct.: Concrete	
Found. Type: Basement , Finished , Walkout	Roof: Shingle	
Cooling: Central	Heat: Floor Furnace , Gas	
Water Heater: Gas	Porch: Front , Rear , Screened	

Remarks: Come and view this open concept home with tons of natural light, situated on 1.81 acres in the heart of Effingham! This home boasts a large walkout basement with a large family room , kitchen, a bedroom and full bathroom, with two separate storage rooms and large sun room that leads to a massive patio. The kitchen has cherry cabinets and is open to the great room which includes a gas fireplace and built in cabinetry, and Patio doors in dining area that open to a large deck. All new flooring and baseboards throughout the main rooms, new water heater, and so much more! Attached is a three car garage and a detached workshop/storage garage that is heated. the house has a Lennox pulse furnace and central air. Don Bloemer was builder of this home. *contingent on seller finding home of there choice.

Directions: Located on Evergreen, east of Maple on north side of road.
Legal: Lot 2 except S 190Ft of W 110Ft Jennings Subd 2560/167 and S 190Ft of W 110Ft Lot 2 Jennings Subd 2560/167 356/599

P R E P A R E D B Y



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