


Customer w/Gallery

Residential **2012 S Sycamore St**  (19) **L\$164,900**

6172238 Active **Effingham, IL 62401**



County: Effingham	Year Built: 1991
Subdivision: Yes/ Woodland Heights Sub	
Lake/ Name: No	
School: Effingham Dist. 40	Zoning: RES
Elem School:	Taxes/ Yr: \$3,188.00/ 2015
Middle School:	Tax Exemption: Homestead
High School:	
Acres Apx: .24	Tax ID: 0311332022
CFD Available: No	Apx Lot Dim:
Lot SF: 10454	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
Bedrooms: 3
Baths Total: 2
Master on Main: Yes
Fireplace: 0
SF Provided By: Courthouse
Total Fin. SF Area Apx: 1,400
Total Fin SF Abv Grade Apx: 1,400
Main SF Apx: 1,400
Upper 1 SF Apx:
Upper 2 SF Apx:
Lower SF Apx:
Bsmt SF Apx: 1,400
Bsmt Fin SF Apx: 0
Bsmt UFin SF Apx: 1,400

ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Living Room	Main	20 x 15	Laminate
Kitchen	Main	14 x 11	Laminate
Utility	Main	8 x 7	Laminate
Master Bedroom	Main	15 x 12	Carpet
Bedroom 2	Main	12 x 10	Carpet
Bedroom 3	Main	13 x 12	Carpet
Master Bathroom	Main	12 x 5	Ceramic Tile
Bath 2	Main	Lavatory, Shower, Toilet, Tub	Ceramic Tile

Elec/Nat Gas Exp. \$ **Propane GPY:** **Tank Own/Rent:**

Features Interior: Ceiling Fan , Ceramic Tile Floor , Walk-in Closet , Laminate Flooring
Features Exterior: Concrete Parking , Deck , Landscaped
Exterior Appear: Brick , Vinyl
Appliances: Dishwasher , Disposal , Range

Garage : 2 Car , Attached **Drive Construct.:** Concrete
Found. Type: Basement , Full , Unfinished **Roof:** Shingle
Cooling: Central **Heat:** Forced Air , Gas
Water Heater: Gas **Porch:** None

Remarks: This is the home that you've been waiting for! Located on a large corner lot within a desirable south side subdivision, this attractive 3 bedroom home offers: beautiful engineered hardwood flooring; a natural light infused kitchen with 25'6 of cabinets and a pass-way open to the living area; French doors in the living/ dining room that opens to a 12' x 12' backyard deck; 2 spacious bedrooms with plenty of closet storage and a private master suite on the opposite side of the home with a full bath & walk-in closet. The 1400' basement is unfinished and offers a lot of future possibilities, if you're in need of more space. The roof was new in 2009 and the 22' x 22' garage is finished. Call your realtor today, this home will not last long! Sale subject to the owners acquiring the home of their choice.

Directions: South Fourth st. turn east onto Hendelmeyer, then south on Sycamore.
Legal: LOT 22 WOODLAND HEIGHTS SUB 1ST ADD 2807/291 2328/26 945/11

PREPARED BY



Deborah Sanders
Coldwell Banker/ First Realty
901 N. Keller Dr.
Effingham, IL 62401

Agent Cert. : Managing Broker
Email : debsanders@consolidated.net
Direct Ph# : (217) 342-2775
Other Ph# : (217) 254-2416
Fax Ph# : (217) 347-5726



<http://www.effinghamhomesearch.com>
 Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com
 Copyright 2017 05/15/2017 03:18 PM

Photo Gallery List# R6172238AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 03:18 PM

Photo Gallery List# R6172238AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 03:18 PM

Photo Gallery List# R6172238AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 03:18 PM

Photo Gallery List# R6172238AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 03:18 PM