

Customer w/Gallery

Residential 6172535 Active		707 E Dogwood Effingham, IL 62401		L\$69,900																																													
		County: Effingham Subdivision: Yes/ Homewood Lake/ Name: No School: Effingham Dist. 40 Elem School: Middle School: High School: Acres Apx: .18 CFD Available: No Lot SF: 7875 Water: City Sewer: City REO: No HOA/COA: No Monthly Dues:		Year Built: 1948 Zoning: RES Taxes/ Yr: \$1,079.00/ 2015 Tax Exemption: Owner Occupied Tax ID: 0316053041 Apx Lot Dim: Radon Disc: Yes Lead Paint Disc: Yes Seller Disc: Yes Covenants/Restrict: Annual Dues: Quarterly Dues:																																													
Style: Bedrooms: 4 Baths Total: 1 Master on Main: Yes Fireplace: 0 SF Provided By: Courthouse Total Fin. SF Area Apx: 1,248 Total Fin SF Abv Grade Apx: 1,248 Main SF Apx: 832 Upper 1 SF Apx: 416 Upper 2 SF Apx: Lower SF Apx: Bsmt SF Apx: 416 Bsmt Fin SF Apx: 0 Bsmt UFin SF Apx: 416		Story: 1.5 Story Rooms: Master Bath: No Laundry on Main: No		<table border="1"> <thead> <tr> <th>ROOM NAME</th> <th>LVL</th> <th>DIM APX / FIXTURES</th> <th>FLOORING</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>Main</td> <td>17.6 x 13.4</td> <td>Hardwood</td> </tr> <tr> <td>Kitchen</td> <td>Main</td> <td>13.4 x 13.3</td> <td>Vinyl</td> </tr> <tr> <td>Bedroom 1</td> <td>Main</td> <td>11.4 x 9.6</td> <td>Carpet</td> </tr> <tr> <td>Bath 1</td> <td>Main</td> <td>Lavatory, Shower, Toilet, Tub</td> <td>Vinyl</td> </tr> <tr> <td>Bedroom 2</td> <td>Main</td> <td>12.9 x 8.1</td> <td>Hardwood</td> </tr> <tr> <td>Bedroom 3</td> <td>Upper 1</td> <td>13.3 x 11.2</td> <td>Carpet</td> </tr> <tr> <td>Bedroom</td> <td>Upper 1</td> <td>11.7 x 11.2</td> <td>Carpet</td> </tr> <tr> <td>Breezeway</td> <td>Main</td> <td>6 x 22</td> <td>Concrete</td> </tr> <tr> <td>Laundry</td> <td>Basement</td> <td>in basement</td> <td>Concrete</td> </tr> <tr> <td>Porch</td> <td>Main</td> <td>15 x 7</td> <td>Concrete</td> </tr> </tbody> </table>		ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING	Living Room	Main	17.6 x 13.4	Hardwood	Kitchen	Main	13.4 x 13.3	Vinyl	Bedroom 1	Main	11.4 x 9.6	Carpet	Bath 1	Main	Lavatory, Shower, Toilet, Tub	Vinyl	Bedroom 2	Main	12.9 x 8.1	Hardwood	Bedroom 3	Upper 1	13.3 x 11.2	Carpet	Bedroom	Upper 1	11.7 x 11.2	Carpet	Breezeway	Main	6 x 22	Concrete	Laundry	Basement	in basement	Concrete	Porch	Main	15 x 7	Concrete
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Elec/Nat Gas Exp. \$ Features Interior: Ceiling Fan , Hardwood Floors , Sump Pump , Carpeted Floors , Replacement Windows , Vinyl Floor Features Exterior: Patio , Landscaped , Large Trees , Level Exterior Appear: Aluminum , Brick , Vinyl Appliances: Dishwasher , Disposal , Range , Refrigerator		Propane GPY: Tank Own/Rent:		Garage : 1 Car , Attached Found. Type: Basement , Partial , Unfinished Cooling: Central Water Heater: Gas Drive Construct.: White Rock Roof: Shingle Heat: Forced Air , Gas Porch: Front , Glassed																																													
Remarks: Homewood Subdivision! Come take a look at this spacious home! This home offers over 1200 enclosed square feet of living space, up to 4 bedrooms depending on setup, a large kitchen complete with appliances and butcher block countertops, and a spacious living room. This home has an attached garage that was converted to storage, but could easily go back. A patio and large corner lot complete this property! Other improvements include some newer vinyl windows, and a new water heater in 2007. All this for one low affordable price!!! Directions: South on Willow, Left on Brentwood, right onto S Oakwood, look for the sign. Corner of E Dogwood and S Oakwood. Legal: E 1/2 Lots 1 & 2 Blk 7 Homewood Park Annex																																																	
PREPARED BY																																																	
 Brian Henning Agent Cert. :  Coldwell Banker/ First Realty 901 N. Keller Dr. Effingham, IL 62401		Email : bhenning@consolidated.net Direct Ph# : (217) 342-2775 Other Ph# : (217) 821-3338 Fax Ph# : (217) 347-5726																																															
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