

Customer w/Gallery

Residential
6175250 Active[801 W Southern Row](#)
Teutopolis, IL 62467

L\$340,000



County:	Effingham	Year Built:	2007
Subdivision:	Yes/ Hutmacher Sub		
Lake/ Name:	No		
School:	Teutopolis Dist. 50	Zoning:	RES
Elem School:		Taxes/ Yr:	\$4,487.00/ 2016
Middle School:		Tax Exemption:	Owner Occupied
High School:			
Acres Apx:	.80	Tax ID:	1218008052
CFD Available:	No	Apx Lot Dim:	
Lot SF:	34848	Radon Disc:	Yes
Water:	City	Lead Paint Disc:	No
Sewer:	Septic	Seller Disc:	Yes
REO:	No	Covenants/Restrict:	
HOA/COA:	No	Annual Dues:	
Monthly Dues:		Quarterly Dues:	

Style: Ranch	Story: 1 Story
Bedrooms: 4	Rooms:
Baths Total: 3	Master Bath: Yes
Master on Main: Yes	Laundry on Main: Yes
Fireplace: 0	
SF Provided By: Owner	
Total Fin. SF Area Apx: 2,248	
Total Fin SF Abv Grade Apx: 1,868	
Main SF Apx: 1,868	
Upper 1 SF Apx:	
Upper 2 SF Apx:	
Lower SF Apx:	
Bsmt SF Apx: 2,152	
Bsmt Fin SF Apx: 380	
Bsmt UFin SF Apx: 1,772	

ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Living Room	Main	23'6 x 19	Carpet
Kitchen	Main	17 x 13'6	Hardwood
Dining Area	Main	17 x 13'8	Hardwood
Master Bedroom	Main	14 x 12'6	Carpet
Master Bathroom	Main	14 x 10'6	Vinyl
Laundry	Main	7 x 6'6	Vinyl
Bedroom 2	Main	11 x 10	Carpet
Bedroom 3	Main	11'6 x 11'6	Carpet
Bedroom	Lower	19'6 x 13'6	Carpet
Family Room	Lower	26'6 x 19'6	Concrete
Bath 2	Main	Lavatory, Shower, Toilet, Tub	Vinyl
Bath 3	Lower	Lavatory, Shower, Toilet	Vinyl
Other	Lower	30'6 x 17'6	Concrete

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

Features Interior:	Cathedral Ceiling , Ceiling Fan , Hardwood Floors , Walk-in Closet , Laminate Flooring
Features Exterior:	Patio , Concrete Parking
Exterior Appear:	Vinyl
Appliances:	Dishwasher , Disposal , Microwave , Range , Refrigerator

Garage :	3 Car , Attached	Drive Construct.:	Concrete
Found. Type:	Basement , Finished , Full	Roof:	Shingle
Cooling:	Central	Heat:	Forced Air , Gas
Water Heater:	Gas	Porch:	Front

Remarks: Talk about curb appeal, this spacious 4 bd. home has that & so much more! Featuring: an open concept showcasing the most requested amenities & décor, with beautiful hardwood flooring in the entry, dining and kitchen areas; solid 6 paneled doors & tr throughout; an impressive entry that opens the dining area & a fabulous kitchen that includes 45' of custom made Cherry cabin designed by Lustig Cabinets with beautiful high finished concrete countertops, stainless steel appliances, a 13' x 4' walk-in pan recessed lighting; a living area with a cathedral ceiling & Atrium door that opens to 37' x 25' stamped concrete patio with a hot master suite with a striking bath that offers a Jacuzzi tub, a walk-in marble shower & a double vanity; a handy laundry room that includes the washer & dryer, folding table & cabinets. The 2152' basement is partially finished with a 9' ceiling, a staircase to the garage, a large bedroom with an escape window & double closet, a 10'6" x 17'6" storage area, a full bath; a tank-less gas hot water heater & a 27' x 6' + 19' x 6' concrete bunker that runs under the wrap around front porch. The 1182' drive through garage is fire and offers a 14' x 11' work area, a 9' x 9' office, a 32' x 26' parking area & 10' overhead front doors. All framed by professional landscaping in a popular subdivision. Call today for your private tour.

Directions: In Teutopolis turn West on Main, then South on Race St., West on Elm, South on Race to Southern Row**Legal:** LOT 2 HUTMACHER SUBD EXCEPT ROW 3141/220 3100/288 1508/195

PREPARED BY



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door from garage to basement



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