

Residential 2704 S Park L\$164,900
 6175596 Active UC:No DOM/CDOM: 0/0 Effingham, IL 62401 Orig. Price:\$164,900



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|-------------------------|--------------------|----------------------------|------------------|
| County: | Effingham | Year Built: | 1972 |
| Subdivision y/n: | Yes/ B & B | Zoning: | RES |
| Lake/ Name: | No/ | Taxes/ Yr: | \$3,140.00/ 2016 |
| School: | Effingham Dist. 40 | Tax Exemption: | Owner Occupied |
| Elem School: | | Tax ID: | 03-11-324-002 |
| Middle School: | | Apx Lot Dim: | 107.5 x 128 |
| High School: | | Radon Disc: | Yes |
| Acres Apx: | .33 | Lead Paint Disc: | Yes |
| CFD Available: | No | Seller Disc: | Yes |
| Lot SF: | 14392 | Covenants/Restrict: | |
| Water: | City | HOA/COA: | No |
| Sewer: | City | Monthly Dues: | |
| REO: | No | | |
| Listing Type: | Excl Right to Sell | | |
| Annual Dues: | | | |
| Quarterly Dues: | | | |

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|--|-----------------------------|-----------------|----------|----------|----------|----------|-------------------------------|-----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|
| Style: | Story: 1 Story | R | O | O | M | V | D | ML | I | A | M | M | E | AF | PL | XO |
| Bedrooms: 3 | Rooms: 9 | Entryway | | | Main | | 14.1 x 6.6 | | | | | | | Vinyl | | |
| Baths Total: 2.1 | Master Bath: Yes | Living Room | | | Main | | 16.1 x 21.5 | | | | | | | Carpet | | |
| Master on Main: Yes | Laundry on Main: Yes | Family Room | | | Main | | 15.9 x 15.3 | | | | | | | Carpet | | |
| Fireplace: 1 | | Kitchen | | | Main | | 15.5 x 13.1 | | | | | | | Vinyl | | |
| SF Provided By: Courthouse | | Utility | | | Main | | 5.5 x 7.2 | | | | | | | Vinyl | | |
| Total Fin. SF Area Apx: 2,106 | | Bath 1 | | | Main | | Lavatory, Shower, Toilet, Tub | | | | | | | Vinyl | | |
| Total Fin SF Abv Grade Apx: 2,106 | | Bath 2 | | | Main | | Lavatory, Shower, Toilet | | | | | | | Vinyl | | |
| Main SF Apx: 2,106 | | Bedroom | | | Main | | 12.3 x 12.7 | | | | | | | Carpet | | |
| Upper 1 SF Apx: | | Bedroom | | | Main | | 11.8 x 10.11 | | | | | | | Carpet | | |
| Upper 2 SF Apx: | | Master Bedroom | | | Main | | 15.4 x 15.9 | | | | | | | Carpet | | |
| Lower SF Apx: | | Master Bathroom | | | Main | | 6.1 x 3.9 | | | | | | | Tile | | |
| Bsmt SF Apx: | | Other | | | Main | | 15.5 x 11.6 | | | | | | | Concrete | | |
| Bsmt Fin SF Apx: | | | | | | | | | | | | | | | | |
| Bsmt UFin SF Apx: | | | | | | | | | | | | | | | | |

Elec/Nat Gas Exp.: \$150 **Propane GPY:** **Tank Own/Rent:**

Features Interior: Fireplace Wood , Pantry , Walk-in Closet

Features Exterior: Patio , Concrete Parking , Landscaped , Fenced Yard , Large Trees , Workshop Area , Garage Opener

Exterior Appear: Brick

Appliances: Dishwasher , Range , Refrigerator

Garage : 2 Car , Attached , Opener **Drive Construct.:** Concrete

Found. Type: Crawl **Roof:** Shingle

Cooling: Central **Heat:** Gas

Water Heater: Gas **Porch:**

Remarks: ALL BRICK home in quiet neighborhood. Very well maintained, roof ('11), wood burning fireplace in large living room. Spacious laundry room with bath. Over sized two car garage with workshop room. Beautiful mature trees. Professional insulated in ('16) and vapor barrier (in crawl) installed to AMEREN specifications. Beautiful updated landscaping. This home will not last long, call for your private showing today. OWNER MUST FIND SUITABLE HOUSING

Directions: S on Rt 45, Left at Poplar, R at South Park. Home is on the left.

Legal: Lot 13 Blk 9 Buenekemper's Subd "E" (B&B) 3015/112 2550/16 2207/84 2072/62 1729/47 1240/281 572/148

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|---|---|---------------------------------|
| List Off: Coldwell Banker/ First Realty | List Agt: Lorraine Kuhl | Min. CC: 3/3 |
| Phone/Fax: (217) 342-2775 / (217) 347-5726 | LA Email: lkuhl@live.com | LA Cell: (217) 343-9646 |
| Co-Listing Firm: | Co-List Agt: | LA Phone: (217) 342-2775 |

Agent Remarks: Fireplace doors are not "operational" and are not warranted. You can still use fireplace, he just takes doors off.

Showing Instruct.: Little notice required

Lock Box/Serial: Sentrilock/ 00901517 **Internet Display:** Yes

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|-----------------------------------|------------------------|--------------------------------|
| List Date: 12/04/2017 | Agent Owned: No | Possession: Negotiable |
| Expire Date: 06/04/2018 | Contract Date: | Org List \$: \$164,900 |
| Owner Name: Eric Splechter | Second Owner: | |
| Org LA: Lorraine Kuhl | Org SA: | |