

Customer w/Gallery

<b>Residential</b> <b>6180942 Active</b>	<b>807 E Lawrence Ct</b> <b>Effingham, IL 62401</b>	(16)	<b>L\$199,900</b> <input type="checkbox"/>																																																																																														
	<b>County:</b> Effingham <b>Year Built:</b> 2000 <b>Subdivision:</b> Yes/ Homewood <b>Lake/ Name:</b> No <b>School:</b> Effingham Dist. 40 <b>Zoning:</b> RES <b>Elem School:</b> <b>Taxes/ Yr:</b> \$2,572.00/ 2016 <b>Middle School:</b> <b>Tax Exemption:</b> Owner Occupied , Sr. Homestead , Sr. Citizens Freeze <b>High School:</b> <b>Tax ID:</b> 0311028049 <b>Acres Apx:</b> .28 <b>Apx Lot Dim:</b> 100 x 123 <b>CFD Available:</b> No <b>Radon Disc:</b> Yes <b>Lot SF:</b> 12300 <b>Lead Paint Disc:</b> No <b>Water:</b> City <b>Seller Disc:</b> Yes <b>Sewer:</b> City <b>Covenants/Restrict:</b> <b>REO:</b> No <b>Annual Dues:</b> <b>HOA/COA:</b> No <b>Quarterly Dues:</b>																																																																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">Style:</th> <th style="width:15%;">Story:</th> <th style="width:25%;">ROOM NAME</th> <th style="width:10%;">LVL</th> <th style="width:20%;">DIM APX / FIXTURES</th> <th style="width:15%;">FLOORING</th> </tr> </thead> <tbody> <tr> <td>Ranch</td> <td>1 Story</td> <td>Living Room</td> <td>Main</td> <td>18.2 x 13.2</td> <td>Carpet</td> </tr> <tr> <td>Bedrooms: 3</td> <td>Rooms:</td> <td>Dining Area</td> <td>Main</td> <td>14.2 x 9.5</td> <td>Other</td> </tr> <tr> <td>Baths Total: 2</td> <td>Master Bath: Yes</td> <td>Kitchen</td> <td>Main</td> <td>15.5 x 10</td> <td>Other</td> </tr> <tr> <td>Master on Main: Yes</td> <td>Laundry on Main: Yes</td> <td>Bedroom 1</td> <td>Main</td> <td>11.7 x 12.5</td> <td>Carpet</td> </tr> <tr> <td>Fireplace: 0</td> <td></td> <td>Bedroom 2</td> <td>Main</td> <td>11.5 x 12.5</td> <td>Carpet</td> </tr> <tr> <td>SF Provided By: Courthouse</td> <td></td> <td>Master Bedroom</td> <td>Main</td> <td>11.4 x 13.2</td> <td>Carpet</td> </tr> <tr> <td>Total Fin. SF Area Apx: 2,653</td> <td></td> <td>Master Bathroom</td> <td>Main</td> <td>7.5 x 9.9</td> <td>Vinyl</td> </tr> <tr> <td>Total Fin SF Abv Grade Apx: 1,570</td> <td></td> <td>Bath 2</td> <td>Main</td> <td>Lavatory, Shower, Toilet</td> <td>Vinyl</td> </tr> <tr> <td>Main SF Apx: 1,570</td> <td></td> <td>Office</td> <td>Main</td> <td>9.2 x 6.7</td> <td>Vinyl</td> </tr> <tr> <td>Upper 1 SF Apx:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Upper 2 SF Apx:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lower SF Apx:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bsmt SF Apx: 1,570</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bsmt Fin SF Apx: 1,083</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bsmt UFin SF Apx: 487</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Style:	Story:	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING	Ranch	1 Story	Living Room	Main	18.2 x 13.2	Carpet	Bedrooms: 3	Rooms:	Dining Area	Main	14.2 x 9.5	Other	Baths Total: 2	Master Bath: Yes	Kitchen	Main	15.5 x 10	Other	Master on Main: Yes	Laundry on Main: Yes	Bedroom 1	Main	11.7 x 12.5	Carpet	Fireplace: 0		Bedroom 2	Main	11.5 x 12.5	Carpet	SF Provided By: Courthouse		Master Bedroom	Main	11.4 x 13.2	Carpet	Total Fin. SF Area Apx: 2,653		Master Bathroom	Main	7.5 x 9.9	Vinyl	Total Fin SF Abv Grade Apx: 1,570		Bath 2	Main	Lavatory, Shower, Toilet	Vinyl	Main SF Apx: 1,570		Office	Main	9.2 x 6.7	Vinyl	Upper 1 SF Apx:						Upper 2 SF Apx:						Lower SF Apx:						Bsmt SF Apx: 1,570						Bsmt Fin SF Apx: 1,083						Bsmt UFin SF Apx: 487				
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<b>Features Interior:</b> Ceiling Fan , Central Vacuum , Pantry , Cable TV , Carpeted Floors , Garage Opener , Vinyl Floor <b>Features Exterior:</b> Patio , Concrete Parking , Level , Garage Opener , Porch <b>Exterior Appear:</b> Vinyl <b>Appliances:</b> Dishwasher , Disposal , Oven , Range , Range Hood , Refrigerator																																																																																																	
<b>Garage :</b> 2 Car , Attached <b>Drive Construct.:</b> Concrete <b>Found. Type:</b> Basement , Finished , Partial <b>Roof:</b> Shingle <b>Cooling:</b> Central <b>Heat:</b> Gas <b>Water Heater:</b> Gas <b>Porch:</b> Front , Rear , Open																																																																																																	
<b>Remarks:</b> Welcome home to this 3 Bedroom, 2 Bath Ranch home with a full basement. The kitchen comes with all of the appliances, 39 ft of Oak Cabinets, and a nice sized pantry. The dining room has sliding glass doors that open to a large 40.8 x 13.5 Patio. The laundry area is on the main floor conveniently located close to all 3 of the bedrooms. There is a 9.2 x 6.7 Bonus Room that is presently used as an office. Need more space for company ...there is the full basement with an egress window and plenty of storage Enjoy the spring sitting on either the front porch or the side porch or the large back patio. If you need additional storage you also have the 28' x 24' (2 Car) garage. This home also has central vac to make cleaning easier. Call you agent and come check this home out!!! SALE SUBJECT TO OWNER FINDING SUITABLE HOUSING																																																																																																	
<b>Directions:</b> S Willow, to Grove to Pembroke, take Pembroke south to Lawrence,,Look for the signs <b>Legal:</b> Lot 7 Rodewald Subd																																																																																																	
<b>PREPARED BY</b>																																																																																																	
<div style="margin-top: 5px;"> <b>Susan Hayes</b>                  Coldwell Banker/ First Realty                  901 N. Keller Dr.                    Effingham, IL 62401             </div>	<b>Agent Cert. :</b> <b>Email :</b> <a href="mailto:hayes900@yahoo.com">hayes900@yahoo.com</a> <b>Direct Ph# :</b> (217) 342-2775 <b>Other Ph# :</b> (217) 821-9440  <b>Fax Ph# :</b> (217) 347-5726																																																																																																
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