

Customer w/Gallery

Residential
6184159 Active

307 Austin Ave
Effingham, IL 62401

(25)
L\$134,900

County:	Effingham	Year Built:	1953
Subdivision:	Yes/ Spring Garden Sub	Zoning:	R-1
Lake/ Name:	No	Taxes/ Yr:	\$2,787.00/ 2016
School:	Effingham Dist. 40	Tax Exemption:	Owner Occupied
Elem School:		Tax ID:	0316056068
Middle School:		Apx Lot Dim:	
High School:		Radon Disc:	Yes
Acres Apx:	.29	Lead Paint Disc:	Yes
CFD Available:	No	Seller Disc:	Yes
Lot SF:	12632	Covenants/Restrict:	
Water:	City	Annual Dues:	
Sewer:	City	Quarterly Dues:	
REO:	No		
HOA/COA:	No		
Monthly Dues:			

Style:	Story: 1.5 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Bedrooms: 4	Rooms:	Master Bedroom	Upper 1	22' X 12' 3"	Carpet
Baths Total: 2	Master Bath: Yes	Bedroom 1	Upper 1	16' X 11' 4 + 8' X 2	Carpet
Master on Main: No	Laundry on Main: No	Bedroom 2	Main	12' X 11' 5"	Hardwood
Fireplace: 1		Bedroom 3	Main	11' 5" X 11' 3"	Hardwood
SF Provided By: Tax Roll		Bath 1	Main	Lavatory, Shower, Toilet, Tub	Ceramic Tile
Total Fin. SF Area Apx: 2,546		Bath 2	Upper 1	Lavatory, Toilet, Tub	Vinyl
Total Fin SF Abv Grade Apx: 1,568		Living Room	Main	16' 8" X 12' 2"	Hardwood
Main SF Apx: 978		Family Room	Basement	28' 3" X 16'	Carpet
Upper 1 SF Apx: 590		Kitchen	Main	16' 7" X 13'	Ceramic Tile
Upper 2 SF Apx:		Laundry	Basement	16' 9" X 11'	Concrete
Lower SF Apx:		Utility	Basement	15' x 11'	Concrete
Bsmt SF Apx: 978					
Bsmt Fin SF Apx: 978					
Bsmt UFin SF Apx: 350					

Elec/Nat Gas Exp. \$	Propane GPY:	Tank Own/Rent:
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Features Interior:
Features Exterior:
Exterior Appear: Vinyl
Appliances: Dishwasher , Disposal , Microwave , Oven , Range , Refrigerator

Garage : 1 Car , Detached , Opener	Drive Construct.: Concrete , Gravel
Found. Type: Basement	Roof: Shingle
Cooling: Central , Window	Heat: Forced Air , Gas
Water Heater: Gas	Porch:

Remarks: Everything that you're looking for! This very well maintained 1 1/2 story home has been nicely updated and features: beautiful hardwood flooring, all the original trim & arched doorways throughout; a large eat-in kitchen with 58 feet of cabinets and a full appliance package; two bedrooms on the main floor and another two upstairs; 2 full baths, one a Jack-&-Jill upstairs. The lower level includes: a large family room with carpet & laminate flooring, Tongue & Groove walls, built in bookcases, a gas-stove and another decorative electric fireplace; a large laundry room with a soaker sink and built-in storage shelves under the stairs, plus a 15 x 11' storage area just off the laundry with plenty of shelving. The private back-yard is fenced-in & has the perfect spot for family cook-outs or for just sitting back & enjoying an evening around a fire-pit. The 20' x 12'4 garage has a 20' x 8' covered lean too and a storage shed.

Directions: Take south banker to Austin. House is located half way down the road. Look for sign.
Legal: LOT 34 & W 12.5FT LOT 35 SPRING GARDEN SUB 1410/231 1168/338 530/290

PREPARED BY

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