

Customer Display

**Residential** **308 S Chestnut**  (18) **L\$164,500**

**6175164 Active** **Strasburg, IL 62465**



**County:** Shelby **Year Built:** 1995  
**Subdivision y/n:** Yes/ J F kull's  
**Lake/ Name:** No  
**School:** Stewardson-Strasburg Dist. **Zoning:** RES  
 5A  
**Elem School:**  
**Middle School:** **Taxes/ Yr:** \$3,171.00/ 2017  
**High School:** **Tax Exemption:** Owner Occupied ,  
 Homestead  
**Acres Apx:** **Tax ID:** 16143517303030  
**CFD Available:** No **Apx Lot Dim:** 125 x 197  
**Lot SF:** **Radon Disc:** Yes  
**Water:** City **Lead Paint Disc:** No  
**Sewer:** City **Seller Disc:** Yes  
**REO:** No **Covenants/Restrict:**  
**HOA/COA:** No **Annual Dues:**  
**Monthly Dues:** **Quarterly Dues:**

**Style:** Ranch **Story:** 1 Story  
**Bedrooms:** 3 **Rooms:** 12  
**Baths Total:** 3 **Master Bath:** Yes  
**Master on Main:** Yes **Laundry on Main:** Yes  
**Main:** Yes  
**Fireplace:** 1  
**SF Provided By:** Courthouse  
**Total Fin. SF Area Apx:** 2,573  
**Total Fin SF Abv Grade Apx:** 1,618  
**Main SF Apx:** 1,618  
**Upper 1 SF Apx:**  
**Upper 2 SF Apx:**  
**Lower SF Apx:**  
**Bsmt SF Apx:** 1,618  
**Bsmt Fin SF Apx:** 955  
**Bsmt UFin SF Apx:** 663

ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Entryway	Main	15 x 4.9	Other
Living Room	Main	11 x 12	Carpet
Dining Room	Main	12 x 12	Carpet
Family Room	Main	15.6 x 16	Carpet
Kitchen	Main	16 x 9	Vinyl
Master Bedroom	Main	13.6 x 13	Carpet
Master Bathroom	Main	8.4 x 7.6	Vinyl
Bedroom 2	Main	15.4 x 10.2	Vinyl
Bath 2	Main	Lavatory, Shower, Toilet, Tub	Vinyl
Laundry	Main	7.9 x 10	Vinyl
Office	Main	9 x 9.6	Laminate
Bonus	Lower	13.6 x 12	Vinyl
Family Room	Lower	20.6 x 16	Other
Bath 3	Lower	Lavatory, Shower, Toilet	Vinyl
Bedroom 3	Lower	13.8 x 12	Vinyl

**Elec/Nat Gas Exp. \$151** **Propane GPY:** **Tank Own/Rent:**

**Features Interior:** Ceiling Fan , Fireplace Wood , In-Law Aptmt , Jetted Tub , Pantry , Walk-in Closet , Whole Hse Fan , Carpeted Floors , Vinyl Floor  
**Features Exterior:** Shed , Patio , Concrete Parking , Deck , Landscaped , Fenced Yard , Level  
**Exterior Appear:** Vinyl  
**Appliances:** Dishwasher , Disposal , Range , Refrigerator

**Garage :** 2 Car , Attached **Drive Construct.:** Concrete , Gravel  
**Found. Type:** Basement , Full **Roof:** Shingle  
**Cooling:** Central **Heat:** Gas  
**Water Heater:** Gas **Porch:**

**Remarks:** Spacious ranch home on a quiet street in the small community of Strasburg Illinois! This home has a formal living room, dining room plus a family room with a fireplace that is open to the kitchen. The kitchen has 32.6' of solid maple cabinets with a hand painted porcelain backsplash and a breakfast bar! The laundry room is located on the main floor also. There is an in-law apartment in the lower level that includes a family room, kitchen, full bathroom, bedroom plus a bonus room. The 2nd kitchen has 22' of cabinets and includes a refrigerator and an electric stove. The garage measures 24' x 24'. Outside you can entertain on the 18 x 19 ft patio. Part of the yard is fenced for your pets. Also there is a 18 x 8 ft deck and a 10 x 14 ft shed. The house has plenty of storage closets and a storage room in the basement. There is a whole house for summer cooling. Call you agent and take a look!

**Directions:** Go into Strasburg turn on third street which runs into Chestnut. Look for the sign  
**Legal:** S35 T11N RSE Comm 133' S & 221' W of NE corner lot 18 J F Kull 's Sub thence S 147' W 50' S 50' W 125' W 125' N 197' E 175' to POB 125' x 197' x Irr

PREPARED BY



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<http://www.effinghamhomeseach.com>

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [www.deccimls.com](http://www.deccimls.com)  
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