

Customer w/Gallery

Residential **6175250 Active** **801 W Southern Row** **Teutopolis, IL 62467**  (28) **L\$315,000**



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

Style: Ranch
Bedrooms: 4
Baths Total: 3
Master 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

Story: 1 Story
Rooms:
Master Bath: Yes
Laundry on Main: Yes

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 & trim throughout; an impressive entry that opens the dining area & a fabulous kitchen that includes 45' of custom made Cherry cabinets designed by Lustig Cabinets with beautiful high finished concrete countertops, stainless steel appliances, a 13' x 4' walk-in pantry & recessed lighting; a living area with a cathedral ceiling & Atrium door that opens to 37' x 25' stamped concrete patio with a hot tub; a 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 finished 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 South on Race St., West on Elm, South on Smith 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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