

Residential **817 PARK HILLS DR**  (30) **L\$219,900**

6182300 Active Effingham, IL 62401



**County:** Effingham **Year Built:** 1980  
**Subdivision y/n:** Yes/ Park Hill  
**Lake/ Name:** No  
**School:** Effingham Dist. 40 **Zoning:** RES  
**Elem School:** **Taxes/ Yr:** \$3,553.00/ 2016  
**Middle School:** **Tax Exemption:** Owner Occupied  
**High School:**  
**Acres Apx:** **Tax ID:** 0311213015  
**CFD Available:** No **Apx Lot Dim:** 87 x 120  
**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:	Story:	R	O	O	M	V	D	N	L	I	A	M	M	E	A	F	PL	XO
Ranch	1 Story																	
<b>Bedrooms:</b> 4	<b>Rooms:</b> 11	Living Room			Main			24 x 11.3									Hardwood	
<b>Baths Total:</b> 3	<b>Master Bath:</b> Yes	Family Room			Lower			26 x 20									Carpet	
<b>Master on Main:</b> Yes	<b>Laundry on Main:</b> No	Dining Room			Main			10 x 9.6									Hardwood	
<b>Fireplace:</b> 1		Master Bedroom			Main			15 x 12.2									Carpet	
<b>SF Provided By:</b> Courthouse		Bedroom 1			Main			17.6 x 12									Hardwood	
<b>Total Fin. SF Area Apx:</b> 2,881		Bedroom 2			Main			11.5 x 11									Carpet	
<b>Total Fin SF Abv Grade Apx:</b> 1,992		Bedroom 3			Main			15 x 13									Carpet	
<b>Main SF Apx:</b> 1,992		Master Bathroom			Main			8.7 x 5									Tile	
<b>Upper 1 SF Apx:</b>		Bath 2			Main			Lavatory, Shower, Toilet									Hardwood	
<b>Upper 2 SF Apx:</b>		Bath 3			Lower			Lavatory, Shower, Toilet, Tub									Tile	
<b>Lower SF Apx:</b>		Laundry			Lower			15 x 14.6									Tile	
<b>Bsmt SF Apx:</b> 1,992		Office			Lower			12 x 10									Carpet	
<b>Bsmt Fin SF Apx:</b> 889		Bonus			Main			15 x 18									Concrete	
<b>Bsmt UFin SF Apx:</b> 1,103		Kitchen			Main			15.5 x 9.8									Ceramic Tile	

Elec/Nat Gas Exp. \$200

Propane GPY:

Tank Own/Rent:

**Features Interior:** Ceramic Tile Floor , Hardwood Floors , Fireplace-Livingroom , Garage Opener , Replacement Windows , Smoke Detector  
**Features Exterior:** Patio , Concrete Parking , Landscaped , Fenced Yard , Garage Opener , Porch  
**Exterior Appear:** Brick , Other  
**Appliances:** Dishwasher , Disposal , Range , Refrigerator

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

**Remarks:** A great place to call home... Located in Park Hills subdivision, this four bedroom three bath home has beautiful hardwood floors in the living room, dining room, hallway and guest bathroom plus a Masonary fireplace to cozy up to in the living area. There are 45' of kitchen cabinets with newer countertops and a full appliance package. Entertain In the full finished basement area which includes a family room, office, laundry/bathroom and storage rooms. The front porch is 6 x 15' and there is an additional bonus room behind the garage that measures 15 x 18'. The exterior is Brick with cedar trim, has a fenced in backyard, a courtyard area, and a 14 x 12' patio. All three bathrooms have been remodeled, replacement Pella windows were installed, the basement was newly remodeled, and a sliding glass door was installed from the dining room to the back yard... Call your realtor today and come take a look

**Directions:** Turn on Park Hills Dr off of Route 45 and follow until you see the sign**Legal:** Lot 8 Park Hills Subd Add 2

P R E P A R E D B Y



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<http://www.effinghamhomesearch.com>

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