

Customer w/Gallery

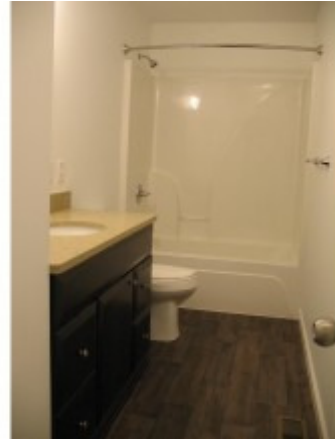
Residential 6171366 Active	<u>703 A . W FRANKLIN AVE</u> Effingham, IL 62401	 (14)	L\$147,500 <input checked="" type="checkbox"/>																																														
	County: Effingham Year Built: 2017 Subdivision: Nosurveyors Lake/ Name: No School: Effingham Dist. 40 Zoning: R-3 Elem School: Taxes/ Yr: \$.00/ 2016 Middle School: Tax Exemption: None High School: Tax ID: 0316023141 Acres Apx: Apx Lot Dim: 25 x 132 CFD Available: No Radon Disc: Yes Lot SF: Lead Paint Disc: No Water: City Seller Disc: Yes Sewer: City REO: No Covenants/Restrict: HOA/COA: No Annual Dues: Monthly Dues:																																																
	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Style: Duplex</td> <td style="width: 33%;">Story: 1 Story</td> <td style="width: 33%;">ROOM NAME</td> <td style="width: 10%;">LVL</td> <td style="width: 10%;">DIM APX / FIXTURES</td> <td style="width: 10%;">FLOORING</td> </tr> <tr> <td>Bedrooms: 2</td> <td>Rooms:</td> <td>Living Room</td> <td>Main</td> <td>17'4 x 13'6</td> <td>Carpet</td> </tr> <tr> <td>Baths Total: 2</td> <td>Master Bath: Yes</td> <td>Kitchen</td> <td>Main</td> <td>16'2 x 11</td> <td>Laminate</td> </tr> <tr> <td>Master on Main: Yes</td> <td>Laundry on Main: Yes</td> <td>Master Bedroom</td> <td>Main</td> <td>13'6 x 12</td> <td>Carpet</td> </tr> <tr> <td>Fireplace: 0</td> <td></td> <td>Bedroom 2</td> <td>Main</td> <td>12'6 x 12</td> <td>Carpet</td> </tr> <tr> <td>SF Provided By: Builder</td> <td></td> <td>Master Bathroom</td> <td>Main</td> <td>13'6 x 5</td> <td>Laminate</td> </tr> <tr> <td>Total Fin. SF Area Apx: 1,100</td> <td></td> <td>Bath 2</td> <td>Main</td> <td>Lavatory, Shower, Toilet, Tub</td> <td>Laminate</td> </tr> <tr> <td>Total Fin SF Abv Grade Apx: 1,100</td> <td></td> <td>Laundry</td> <td>Main</td> <td>5 x 3</td> <td>Laminate</td> </tr> </table>		Style: Duplex	Story: 1 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING	Bedrooms: 2	Rooms:	Living Room	Main	17'4 x 13'6	Carpet	Baths Total: 2	Master Bath: Yes	Kitchen	Main	16'2 x 11	Laminate	Master on Main: Yes	Laundry on Main: Yes	Master Bedroom	Main	13'6 x 12	Carpet	Fireplace: 0		Bedroom 2	Main	12'6 x 12	Carpet	SF Provided By: Builder		Master Bathroom	Main	13'6 x 5	Laminate	Total Fin. SF Area Apx: 1,100		Bath 2	Main	Lavatory, Shower, Toilet, Tub	Laminate	Total Fin SF Abv Grade Apx: 1,100		Laundry	Main	5 x 3
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Features Interior: Ceiling Fan , Carpeted Floors , Drywall , Garage Opener , Laminate Flooring Features Exterior: Concrete Parking , Level , Garage Opener Exterior Appear: Vinyl Appliances: Dishwasher , Disposal , Oven , Range , Range Hood , Refrigerator																																																	
Garage : 1.5 Car , Attached , Opener Drive Construct.: Concrete Found. Type: Crawl Roof: Shingle Cooling: Central Heat: Forced Air , Gas Water Heater: Electric Porch: None																																																	
Remarks: When only new will do. Just finished, this spacious 2 bedroom duplex is with-in walking distance to the downtown area and offers; an open floor plan decorated in all the right colors, 26' of kitchen cabinets with appliances, beautiful laminate flooring,two full baths & a 18 x 20' garage. Directions: 703 franklin . Legal: Part of the e. 50ft.of west 267 ft.of n. 132 ft.of surveyors add. d.																																																	
PREPARED BY																																																	
 <div style="text-align: center;">   </div>	Wes Osborn Coldwell Banker/ First Realty 901 N. Keller Dr. Effingham, IL 62401		Agent Cert. : Email : wesosborn@consolidated.net Direct Ph# : (217) 342-2775 Other Ph# : (217) 663-0079 Fax Ph# : (217) 347-5726																																														
																																																	
http://www.iffinghamhomeseach.com																																																	
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