

Customer w/Gallery





Residential		602 ASH ST		Edgewood, IL 62426		L\$89,000	
6170704 Active		County: Effingham		Year Built: 1995			
		Subdivision: No		Zoning: RES			
		Lake/ Name: No		Taxes/ Yr: \$330.00/ 2015			
		School: Effingham Dist. 40		Tax Exemption: Owner Occupied			
		Elem School:		Tax ID: 07-23-005-023			
		Middle School:		Apx Lot Dim:			
		High School:		Radon Disc: Yes			
		Acres Apx: 14.65		Lead Paint Disc: Yes			
		CFD Available: No		Seller Disc: Yes			
		Lot SF: 638154		Covenants/Restrict:			
		Water: City		Annual Dues:			
		Sewer: City		Quarterly Dues:			
		REO: No					
		HOA/COA: No					
		Monthly Dues:					
Style: Other		Story: 1 Story		ROOM NAME		LVL	
Bedrooms: 2		Rooms:		Living Room		Main	
Baths Total: 2		Master Bath: Yes		Kitchen		Main	
Master on Main: Yes		Laundry on Main: Yes		Bedroom 1		Main	
Fireplace: 0				Bedroom 2		Main	
SF Provided By: Courthouse				Laundry		Main	
Total Fin. SF Area Apx: 980				Entryway		Main	
Total Fin SF Abv Grade Apx: 980				Bath 1		Main	
Main SF Apx: 980				Bath 2		Main	
Upper 1 SF Apx:							
Upper 2 SF Apx:							
Lower SF Apx:							
Bsmt SF Apx:							
Bsmt Fin SF Apx:							
Bsmt UFin SF Apx:							
				DIM APX / FIXTURES		FLOORING	
				14'6 x 13'6		Carpet	
				13'6 x 11		Hardwood	
				13'6 x 11'5		Carpet	
				13'6 x 13'2		Carpet	
				13'6 x 5'6		Hardwood	
				8 x 5'6		Hardwood	
				Lavatory, Shower, Toilet, Tub		Hardwood	
				Lavatory, Shower, Toilet, Tub		Hardwood	
Elec/Nat Gas Exp. \$		Propane GPY:		Tank Own/Rent:			
Features Interior: Ceiling Fan , Hardwood Floors , Walk-in Closet							
Features Exterior: Pasture , Horses Allowed , Landscaped , Outbuildings							
Exterior Appear: Steel							
Appliances: Dryer , Freezer , Range , Refrigerator , Washer							
Garage : Carport		Drive Construct.: Gravel					
Found. Type: Other		Roof: Rubber					
Cooling: Central		Heat: Forced Air , Gas					
Water Heater: Gas		Porch: None					
Remarks:		Bring the horses and the kids! This home may look like a mobile-home on the outside, but the inside has been totally transformed! The owner has installed newer hardwood flooring in the entry, the kitchen/dining area, both baths and in the laundry room. The carpets, ceiling fans, windows, front door & storm door, bathroom fixtures have also recently been replaced & all the rooms have been freshly painted. All appliances stay including the washer, dryer and the freezer in the barn. A backyard water hydrant & newer sidewalk in the front & back have recently been added plus a carport. This home sits on 14.65 acres (11 tillable) with a pond and a 30 x 56' barn with a 10' x 56' lean-to that includes 6 horse stalls, a water hydrant & electric. All ready & waiting for a new owner.					
Directions:		From Rt. 37, turn east onto Broad Street, then north onto Ash, look for signs					
Legal:		Blk 1 & Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 Blk 2 all in James H Fender's Add & E 1/2 Blk 61 & E 300Ft lying adjacent to Blk 61 & Blk 60 except S 150Ft of W 150Ft also except S 200Ft of E 169.15Ft of W 319.15Ft & E 300Ft of lying adjacent to Blk 60 except S 200Ft of W 125Ft also except the S 155Ft of E 75Ft of W 200Ft further excepting S 150Ft of E 100Ft of W 300Ft & all that part of vacated Indiana St all in the Village of Edgewood					
		PREPARED BY					
		Deborah Sanders		Agent Cert. : Managing Broker			
		Coldwell Banker/ First Realty		Email : debsanders@consolidated.net			
		901 N. Keller Dr.		Direct Ph# : (217) 342-2775			
		Effingham, IL 62401		Other Ph# : (217) 254-2416			
				Fax Ph# : (217) 347-5726			
http://www.ewinghamhomesearch.com							
		Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com					
		Copyright 2017 05/15/2017 01:14 PM					

Photo Gallery List# R6170704AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 01:14 PM

Photo Gallery List# R6170704AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 01:14 PM

Photo Gallery List# R6170704AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 01:14 PM

Photo Gallery List# R6170704AC



Copyright 2017 Decatur & Central,IL MLS. 05/15/2017 01:14 PM