

Customer w/Gallery

Residential 6190271 Active	<u>107 W Edgewood Ave</u> Effingham, IL 62401	(28)	L\$169,900 <input checked="" type="checkbox"/>																																								
	County: Effingham Subdivision: Yes/ Ralph C Bogan Sub Lake/ Name: No School: Effingham Dist. 40 Elem School: Middle School: High School: Acres Apx: .18 CFD Available: No Lot SF: 7841 Water: City Sewer: City REO: No HOA/COA: No Monthly Dues:	Year Built: 1995 Zoning: RES Taxes/ Yr: \$2,741.00/ 2016 Tax Exemption: Owner Occupied Tax ID: 0311325026 Apx Lot Dim: 75 x 104 Radon Disc: Yes Lead Paint Disc: No Seller Disc: Yes Covenants/Restrict: Annual Dues: Quarterly Dues:																																									
Style: Bedrooms: 3 Baths Total: 2 Master on Main: Yes Fireplace: 1 SF Provided By: Courthouse Total Fin. SF Area Apx: 1,596 Total Fin SF Abv Grade Apx: 1,596 Main SF Apx: 1,064 Upper 1 SF Apx: 532 Upper 2 SF Apx: Lower SF Apx: Bsmt SF Apx: Bsmt Fin SF Apx: Bsmt UFin SF Apx:	Story: 1.5 Story Rooms: Master Bath: Yes Laundry on Main: Yes	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ROOM NAME</th> <th style="text-align: left;">LVL</th> <th style="text-align: left;">DIM APX / FIXTURES</th> <th style="text-align: left;">FLOORING</th> </tr> </thead> <tbody> <tr><td>Living Room</td><td>Main</td><td>21 x 16</td><td>Carpet</td></tr> <tr><td>Dining Room</td><td>Main</td><td>12 x 11'6</td><td>Carpet</td></tr> <tr><td>Kitchen</td><td>Main</td><td>12 x 11'6</td><td>Ceramic Tile</td></tr> <tr><td>Master Bedroom</td><td>Main</td><td>13'6 x 13'3</td><td>Carpet</td></tr> <tr><td>Master Bathroom</td><td>Main</td><td>7'6 x 5</td><td>Ceramic Tile</td></tr> <tr><td>Laundry</td><td>Main</td><td>7 x 5</td><td>Ceramic Tile</td></tr> <tr><td>Bedroom 2</td><td>Upper 1</td><td>13'8 x 12</td><td>Ceramic Tile</td></tr> <tr><td>Bedroom 3</td><td>Upper 1</td><td>14 x 12</td><td>Ceramic Tile</td></tr> <tr><td>Bath 2</td><td>Upper 1</td><td>Lavatory, Shower, Toilet, Tub</td><td>Ceramic Tile</td></tr> </tbody> </table>	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING	Living Room	Main	21 x 16	Carpet	Dining Room	Main	12 x 11'6	Carpet	Kitchen	Main	12 x 11'6	Ceramic Tile	Master Bedroom	Main	13'6 x 13'3	Carpet	Master Bathroom	Main	7'6 x 5	Ceramic Tile	Laundry	Main	7 x 5	Ceramic Tile	Bedroom 2	Upper 1	13'8 x 12	Ceramic Tile	Bedroom 3	Upper 1	14 x 12	Ceramic Tile	Bath 2	Upper 1	Lavatory, Shower, Toilet, Tub	Ceramic Tile	
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Elec/Nat Gas Exp. \$		Propane GPY:																																									
Features Interior: Ceiling Fan , Ceramic Tile Floor , Fireplace Gas , Walk-in Closet , Fireplace-Livingroom Features Exterior: Shed , Brick Trim , Concrete Parking , Hot Tub , Deck , Landscaped , Fenced Yard , Pool Exterior Appear: Vinyl Appliances: Dishwasher , Disposal , Microwave		Tank Own/Rent:																																									
Garage : 2 Car , Attached Found. Type: Crawl Cooling: Central Water Heater: Electric		Drive Construct.: Concrete Roof: Shingle Heat: Electric , Forced Air Porch: Front																																									
Remarks: All the WOW factors! This impressive 3 bedroom home includes a lot of extra touches throughout, such as; a vaulted ceiling & a gas-log corner fireplace in the living area; newer rubbed bronze light fixtures & ceiling fans throughout; a striking kitchen with ceramic tiled wood-look flooring & 30' of cabinets enhanced with nickel hardware, granite counter-tops, a ceramic tiled back-splash, a stainless steel microwave range hood & a stainless steel dishwasher; sliding glass doors in the dining area that open to a private backyard deck with a hot-tub; a main floor master suite with a vaulted ceiling, a walk-in closet and a bath with a newer granite topped vanity; the upper level includes newer ceramic tiled wood-look flooring in both bedrooms and a guest bath with a newer granite topped vanity. The beautifully landscaped backyard includes stone walk-ways, an above ground pool, a garden shed & a surrounding white vinyl privacy fence.																																											
Directions: From Elm street turn south on Fourth Street, then west on Edgewood Legal: LOT 10 BLK 2 RALPH C BOGAN SUB 1221/312																																											
PREPARED BY																																											
	Deborah Sanders Coldwell Banker/ First Realty 901 N. Keller Dr. Effingham, IL 62401	Agent Cert. : Managing Broker Email : debsanders195@outlook.com Direct Ph# : (217) 342-2775 Other Ph# : (217) 254-2416 Fax Ph# : (217) 347-5726																																									
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