

Customer w/Gallery







Residential 6171768 Contingent		10869 E FAIRVIEW DR Effingham, IL 62401		 (33)		L\$187,500 <input type="checkbox"/>	
		County:	Effingham	Year Built:	1974		
		Subdivision:	Yes/ Country Manor	Zoning:	RES		
		Lake/ Name:	No	Taxes/ Yr:	\$2,807.00/ 2015		
		School:	Effingham Dist. 40	Tax Exemption:	Owner Occupied		
		Elem School:		Tax ID:	1107141012		
		Middle School:		Apx Lot Dim:	.59 acre		
		High School:		Radon Disc:	Yes		
		Acres Apx:	.59	Lead Paint Disc:	Yes		
		CFD Available:	No	Seller Disc:	Yes		
		Lot SF:	25531	Covenants/Restrict:	No		
Water:	City	Annual Dues:					
Sewer:	Septic	Quarterly Dues:					
REO:	No						
HOA/COA:	No						
Monthly Dues:							
Style: Ranch	Story: 1 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING		
Bedrooms: 5	Rooms:	Entryway	Main	9 x 4	Hardwood		
Baths Total: 3	Master Bath: Yes	Living Room	Main	11.3 x 13.2	Hardwood		
Master on Main: Yes	Laundry on Main: No	Dining Room	Main	13 x 9.4	Hardwood		
Fireplace: 1		Sun	Main	10.2 x 11	Carpet		
SF Provided By: Courthouse		Kitchen	Main	12 x 9	Laminate		
Total Fin. SF Area Apx: 3,336		Breakfast Nook	Main	10 x 6.4	Laminate		
Total Fin SF Abv Grade Apx: 1,668		Master Bedroom	Main	9.4 x 12	Hardwood		
Main SF Apx: 1,668		Master Bathroom	Main	9 x 5	Ceramic Tile		
Upper 1 SF Apx:		Bedroom 2	Main	11 x 8.5	Hardwood		
Upper 2 SF Apx:		Bedroom 3	Main	9 x 8.5	Hardwood		
Lower SF Apx:		Bath 1	Main	Lavatory, Shower, Toilet, Tub	Ceramic Tile		
Bsmt SF Apx: 1,668		Laundry	Basement	14 x 12	Concrete		
Bsmt Fin SF Apx: 1,668		Family Room	Basement	24 x 14	Concrete		
Bsmt UFin SF Apx: 0		Bedroom	Basement	9 x 13	Concrete		
		Bedroom	Basement	9 x 15	Concrete		
		Bath 3	Basement	Lavatory, Shower, Toilet	Concrete		
Elec/Nat Gas Exp. \$161		Propane GPY:		Tank Own/Rent:			
Features Interior:		Breakfast Nook , Ceiling Fan , Ceramic Tile Floor , Fireplace Wood , Hardwood Floors , Walk-in Closet , Garage Opener , Laminate Flooring , Replacement Windows , Vinyl Floor					
Features Exterior:		Patio , Concrete Parking , Landscaped , Large Trees , Wooded , Garage Opener , Porch					
Exterior Appear:		Brick					
Appliances:		Dishwasher , Disposal , Microwave , Range , Refrigerator					
Garage :	2.5 Car , Attached	Drive Construct.:		Concrete , White Rock			
Found. Type:	Basement , Finished , Full , Walkout	Roof:		Shingle			
Cooling:	Central	Heat:		Forced Air , Gas			
Water Heater:	Gas	Porch:		Front			
Remarks:	Welcome Home! This ALL BRICK ranch home is a must see! Completely updated house on a full walkout basement on over a half acre! This great location is close to town and yet just far enough out. There are 5 bedrooms and 3 baths. Enter this home and find an inviting entryway, followed by the living room, dining room which opens to the enclosed deck, then into the breakfast nook and kitchen with a pantry. The kitchen has 42' of refaced cabinets and appliances are included! Down the hall to the master bedroom complete with 3 closets, one with laundry hookups, and its own bath! Two more bedrooms, and a full bath! The full finished walkout basement has two bedrooms, a bath, storage, a laundry room, and family room with a stone wood burning fireplace. Updates in this house: 2002 Furnace and AC; 2006 lights and ceiling fans; 2007 windows replaced; 2008 new roof, garage doors, and soffit, landscaping, front porch, garage doors; 2010 new stainless steel appliances; 2012 new hardwood flooring throughout, new bathrooms, and new trim; 2014 new septic system, garbage disposal, exterior doors, and new toilets; 2016 new hot water heater, leaf guards, landscaping, and front sidewalk. Shed is not included. TREC Trail is just down the street. This home is move-in-ready!						
Directions:	Rt 32/33, South on Nazarene Rd, then West onto Fairview Dr. Look for the sign.						
Legal:	Lot 8 Country Manor Sub						
PREPARED BY							
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