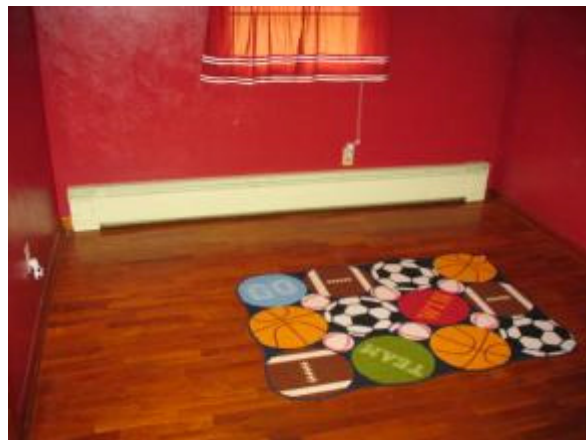
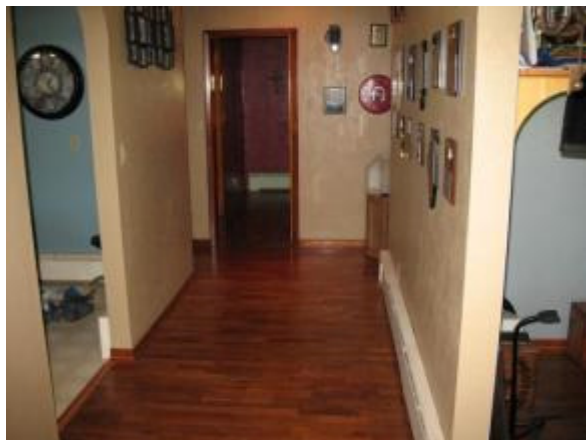


Customer w/Gallery

Residential		114 W oak		L\$97,500 <input checked="" type="checkbox"/>	
6183482 Active		Montrose, IL 62445		(12)	
		County: Effingham	Year Built: 1957		
		Subdivision: No	Zoning: RES		
		Lake/ Name: No	Taxes/ Yr: \$1,276.00/ 2017		
		School: Dieterich Dist. 30	Tax Exemption: Owner Occupied , Sr. Homestead , Sr. Citizens Freeze		
		Elem School:	Tax ID: 1019002032		
		Middle School:	Apx Lot Dim: 140 x 150		
		High School:	Radon Disc: Yes		
		Acres Apx: .48	Lead Paint Disc: Yes		
		CFD Available: No	Seller Disc: Yes		
		Lot SF: 21000	Covenants/Restrict:		
		Water: City	Annual Dues:		
		Sewer: City	Quarterly Dues:		
		REO: No			
		HOA/COA: No			
		Monthly Dues:			
Style: Ranch	Story: 1 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Bedrooms: 3	Rooms:	Living Room	Main	21'6 15	Hardwood
Baths Total: 1	Master Bath: Yes	Kitchen	Main	17 x 12'6	Vinyl
Master on Main: Yes	Laundry on Main: Yes	Master Bedroom	Main	15 x 11'3	Hardwood
Fireplace: 0		Bedroom 1	Main	14x 10'4	Hardwood
SF Provided By: Courthouse		Bedroom 2	Main	9'9 x10'4	Hardwood
Total Fin. SF Area Apx: 1,351		Bath 1	Main	Lavatory, Shower, Toilet, Tub	Ceramic Tile
Total Fin SF Abv Grade Apx: 1,351					
Main SF Apx: 1,351					
Upper 1 SF Apx:					
Upper 2 SF Apx:					
Lower SF Apx:					
Bsmt SF Apx: 1,351					
Bsmt Fin SF Apx: 0					
Bsmt UFin SF Apx: 1,351					
Elec/Nat Gas Exp. \$		Propane GPY:		Tank Own/Rent:	
Features Interior: Ceiling Fan , Ceramic Tile Floor , Hardwood Floors , Sump Pump , Garage Opener , Vinyl Floor					
Features Exterior: Shed , Concrete Parking , Large Trees , Level , Garage Opener					
Exterior Appear: Steel					
Appliances: Dryer , Oven , Range , Refrigerator , Washer					
Garage : 1 Car , Attached , Opener		Drive Construct.: Concrete , Gravel			
Found. Type: Basement , Unfinished		Roof: Shingle			
Cooling: Window		Heat: Gas , Hot Water			
Water Heater: Gas		Porch: None			
Remarks: Must see this 3br. ranch with all hardwood floors ,with a single car garage with opener,extra large lot. home is ready for new owner.					
Directions: rt. 40 to montrose to 4way stop turn left (north)go one blk. turn left on oak st .first house on south side of road.					
Legal: lots 3,4,&5 blk 1 village of montrose					
PREPARED BY					
	Wes Osborn	Agent Cert. :			
	Coldwell Banker/ First Realty	Email : wesosborn@consolidated.net			
	901 N. Keller Dr.	Direct Ph# : (217) 342-2775			
	Effingham, IL 62401	Other Ph# : (217) 663-0079			
		Fax Ph# : (217) 347-5726			
http://www.effinghamhomesearch.com					
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