

Customer w/Gallery

Residential
6165191 Active[11025 E LAKE EDWARD LN](#)
Effingham, IL 62401

L\$299,000



County:	Effingham	Year Built:	2007
Subdivision:	Yes/ Lake Edwards Estate	Zoning:	RES
Lake/ Name:	No	Taxes/ Yr:	\$4,124.00/ 2016
School:	Effingham Dist. 40	Tax Exemption:	Homestead
Elem School:		Tax ID:	11-07-133-084
Middle School:		Apx Lot Dim:	
High School:		Radon Disc:	Yes
Acres Apx:	.49	Lead Paint Disc:	No
CFD Available:	No	Seller Disc:	Yes
Lot SF:	21458	Covenants/Restrict:	
Water:	City	Annual Dues:	
Sewer:	Septic	Quarterly Dues:	
REO:	No		
HOA/COA:	No		
Monthly Dues:			

Style: Ranch
Bedrooms: 3
Baths Total: 2
Master on Main: Yes
Fireplace: 1
SF Provided By: Courthouse
Total Fin. SF Area Apx: 2,215
Total Fin SF Abv Grade Apx: 2,215
Main SF Apx: 2,215
Upper 1 SF Apx:
Upper 2 SF Apx:
Lower SF Apx:
Bsmt SF Apx: 2,000
Bsmt Fin SF Apx: 0
Bsmt UFin SF Apx: 2,000

Story: 1 Story
Rooms:
Master Bath: Yes
Laundry on Main: Yes

ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Living Room	Main	20'9 x 17'2	Hardwood
Kitchen	Main	15'1 x 11'4	Hardwood
Dining Room	Main	13'4 x 11'10	Hardwood
Office	Main	13 x 11'4	Hardwood
Master Bedroom	Main	16'4 x 15'8	Carpet
Master Bathroom	Main	13'6 x 9'6	Ceramic Tile
Bedroom 2	Main	13 x 11'10	Carpet
Bedroom 3	Main	12'8 x 11'10	Carpet
Laundry	Main	16'6 x 6'7	Ceramic Tile
Bath 2	Main	Lavatory, Shower, Toilet, Tub	Ceramic Tile

Elec/Nat Gas Exp. \$**Propane GPY:****Tank Own/Rent:**

Features Interior: Cathedral Ceiling , Ceiling Fan , Ceramic Tile Floor , Fireplace Gas , Hardwood Floors , Walk-in Closet , Fireplace-Liv
Features Exterior: Concrete Parking , Deck , Landscaped
Exterior Appear: Stone , Vinyl
Appliances: Dishwasher , Disposal , Microwave , Range , Refrigerator

Garage : 3 Car , Attached
Found. Type: Basement , Full , Unfinished
Cooling: Central
Water Heater: Electric

Drive Construct.: Concrete
Roof: Shingle
Heat: Forced Air , Gas
Porch: Front

Remarks: What a deal! If you're looking for an amazing home with an extraordinary open concept that's perfect for family togetherness or enough for entertaining, then this is the home for you! Featuring the most requested amenities & décor, this stunning 3 bedroom offers an impressive great room with gorgeous 3" oak hardwood floors, a cathedral ceiling & a stone framed gas-log fireplace. The superbly designed kitchen is separated only by an 11' x 5' island and features another 40' of mocha glazed Maple cabinets beautifully enhanced with rubbed bronze hardware, solid surface counter-tops, a glass tiled back-splash & recessed lighting. The open dining area leads to both the naturally light filled office & the handy backyard Trex deck that's perfect for summer grilling. Located on the opposite end of the other two bedrooms, the private master suite features a cathedral ceiling with an impressive master bath that includes a jetted tub, a walk-in ceramic tiled shower & a double vanity with a solid surface counter top. The main floor laundry features a set of cabinets & a soaker sink. Extra touches include: solid painted doors and trim; fresh paint throughout; a 2000' basement with ceilings, a hydraulic back up sump pump, a radon system, ruffed in plumbing for a future bath & an egress window; a 24'5 x 14 x 26'5 finished garage; a new roof in 2016, a professionally landscaped yard with a sprinkler system & a brick walkway. Please contact your realtor today for your private showing.

Directions: Take Rt. 32-33, turn south onto Nazarene Road, then east onto Lake Edwards, the home is on the south side of the road.
Legal: Lot 84 Lake Edward Estate 2442/232 2442/229 1170/203

PREPARED BY



Deborah Sanders
Coldwell Banker/ First Realty
901 N. Keller Dr.
Effingham, IL 62401

Agent Cert. : Managing Broker
Email : debsanders@consolidated.net
Direct Ph# : (217) 342-2775
Other Ph# : (217) 254-2416
Fax Ph# : (217) 347-5726

<http://www.effinghamhomesearch.com>

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com
 Copyright 2017 09/21/2017 10:17 AM

Photo Gallery List# R6165191AC



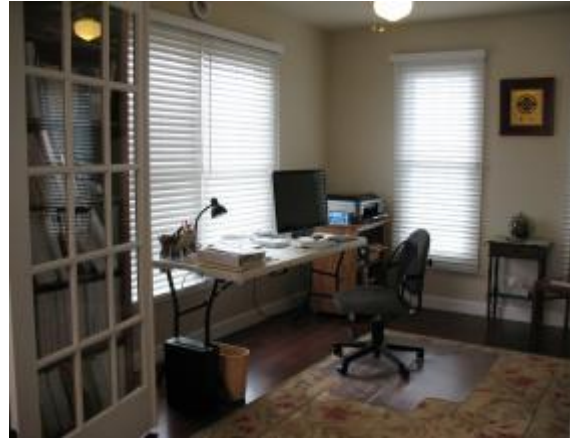
Copyright 2017 Decatur & Central,IL MLS. 09/21/2017 10:17 AM

Photo Gallery List# R6165191AC



Copyright 2017 Decatur & Central,IL MLS. 09/21/2017 10:17 AM

Photo Gallery List# R6165191AC



Copyright 2017 Decatur & Central,IL MLS. 09/21/2017 10:17 AM

Photo Gallery List# R6165191AC



Copyright 2017 Decatur & Central,IL MLS. 09/21/2017 10:17 AM

Photo Gallery List# R6165191AC



Copyright 2017 Decatur & Central,IL MLS. 09/21/2017 10:17 AM