

Customer w/Gallery

Residential 6175596 Active		2704 S Park Effingham, IL 62401		 (10)	L\$156,900 <input type="checkbox"/>
		County: Effingham	Year Built: 1972		
		Subdivision: Yes/ B & B	Zoning: RES		
		Lake/ Name: No	Taxes/ Yr: \$3,140.00/ 2016		
		School: Effingham Dist. 40	Tax Exemption: Owner Occupied		
		Elem School:	Tax ID: 03-11-324-002		
		Middle School:	Apx Lot Dim: 107.5 x 128		
		High School:	Radon Disc: Yes		
		Acres Apx: .33	Lead Paint Disc: Yes		
		CFD Available: No	Seller Disc: Yes		
		Lot SF: 14392	Covenants/Restrict:		
		Water: City	Annual Dues:		
		Sewer: City	Quarterly Dues:		
		REO: No			
		HOA/COA: No			
		Monthly Dues:			
Style:	Story: 1 Story	ROOM NAME	LVL	DIM APX / FIXTURES	FLOORING
Bedrooms: 3	Rooms:	Entryway	Main	14.1 x 6.6	Vinyl
Baths Total: 2.1	Master Bath: Yes	Living Room	Main	16.1 x 21.5	Carpet
Master on Main: Yes	Laundry on Main: Yes	Family Room	Main	15.9 x 15.3	Carpet
Fireplace: 1		Kitchen	Main	15.5 x 13.1	Vinyl
SF Provided By: Courthouse		Utility	Main	5.5 x 7.2	Vinyl
Total Fin. SF Area Apx: 2,106		Bath 1	Main	Lavatory, Shower, Toilet, Tub	Vinyl
Total Fin SF Abv Grade Apx: 2,106		Bath 2	Main	Lavatory, Shower, Toilet	Vinyl
Main SF Apx: 2,106		Bedroom	Main	12.3 x 12.7	Carpet
Upper 1 SF Apx:		Bedroom	Main	11.8 x 10.11	Carpet
Upper 2 SF Apx:		Master Bedroom	Main	15.4 x 15.9	Carpet
Lower SF Apx:		Master Bathroom	Main	6.1 x 3.9	Tile
Bsmt SF Apx:		Other	Main	15.5 x 11.6	Concrete
Bsmt Fin SF Apx:					
Bsmt UFin SF Apx:					
Elec/Nat Gas Exp. \$150		Propane GPY:		Tank Own/Rent:	
Features Interior: Fireplace Wood , Pantry , Walk-in Closet					
Features Exterior: Patio , Concrete Parking , Landscaped , Fenced Yard , Large Trees , Workshop Area , Garage Opener					
Exterior Appear: Brick					
Appliances: Dishwasher , Range , Refrigerator					
Garage : 2 Car , Attached , Opener		Drive Construct.: Concrete			
Found. Type: Crawl		Roof: Shingle			
Cooling: Central		Heat: Gas			
Water Heater: Gas		Porch:			
Remarks: MOTIVATED/ Seller has found a home. Time to make an offer. ALL BRICK home in quiet neighborhood. Very well maintained, roof ('11), wood burning fireplace in large living room. Spacious laundry room with bath. Over sized two car garage with workshop room. Beautiful mature trees. Professional insulated in ('16) and vapor barrier (in crawl) installed to AMEREN specifications. Beautiful updated landscaping. This home will not last long, call for your private showing today. Sale contingent upon sellers successful closing of new home.					
Directions: S on Rt 45, Left at Poplar, R at South Park. Home is on the left.					
Legal: Lot 13 Blk 9 Buenekemper's Subd "E" (B&B) 3015/112 2550/16 2207/84 2072/62 1729/47 1240/281 572/148					
PREPARED BY					
		Lorraine Kuhl		Agent Cert. :	
		Coldwell Banker/ First Realty		Email : lkuhl@live.com	
		901 N. Keller Dr.		Direct Ph# : (217) 342-2775	
		Effingham, IL 62401		Other Ph# : (217) 343-9646	
				Fax Ph# : (217) 347-5726	
					
http://www.ffmpeghome.com					
Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com Copyright 2018 02/20/2018 12:50 PM					

Photo Gallery List# R6175596AC



Copyright 2018 Decatur & Central,IL MLS. 02/20/2018 12:50 PM

Photo Gallery List# R6175596AC



Copyright 2018 Decatur & Central,IL MLS. 02/20/2018 12:50 PM