

Customer w/Gallery

Residential **6175246 Active** **7475 E US Hwy 40**  (6) **L\$220,000**



| | | | |
|-----------------------|-------------------|----------------------------|------------------|
| County: | Effingham | Year Built: | 2010 |
| Subdivision: | No | Zoning: | AGR |
| Lake/ Name: | No | Taxes/ Yr: | \$2,552.00/ 2017 |
| School: | Altamont Dist. 10 | Tax Exemption: | None |
| Elem School: | | Tax ID: | 0406005016 |
| Middle School: | | Apx Lot Dim: | |
| High School: | | Radon Disc: | Yes |
| Acres Apx: | 26.00 | Lead Paint Disc: | No |
| CFD Available: | No | Seller Disc: | Yes |
| Lot SF: | 1132560 | Covenants/Restrict: | |
| Water: | Rural | Annual Dues: | |
| Sewer: | Septic | Quarterly Dues: | |
| REO: | No | | |
| HOA/COA: | No | | |
| Monthly Dues: | | | |

| | | | | | |
|--|----------------------------|------------------|------------|---------------------------|-----------------|
| Style: | Story: 1 Story | ROOM NAME | LVL | DIM APX / FIXTURES | FLOORING |
| Bedrooms: 1 | Rooms: | Great Room | Main | 26 x 21'6 | Laminate |
| Baths Total: 1 | Master Bath: Yes | Bedroom 1 | Main | 16 x 12 | Laminate |
| Master on Main: Yes | Laundry on Main: No | Bath 1 | Main | Lavatory, Shower, Toilet | Laminate |
| Fireplace: 0 | | | | | |
| SF Provided By: Courthouse | | | | | |
| Total Fin. SF Area Apx: 780 | | | | | |
| Total Fin SF Abv Grade Apx: 780 | | | | | |
| Main SF Apx: 780 | | | | | |
| Upper 1 SF Apx: | | | | | |
| Upper 2 SF Apx: | | | | | |
| Lower SF Apx: | | | | | |
| Bsmt SF Apx: | | | | | |
| Bsmt Fin SF Apx: | | | | | |
| Bsmt UFin SF Apx: | | | | | |

| | | |
|---|---------------------------------|-----------------------|
| Elec/Nat Gas Exp. \$ | Propane GPY: | Tank Own/Rent: |
| Features Interior: Laminate Flooring | | |
| Features Exterior: | | |
| Exterior Appear: Steel | | |
| Appliances: Range | | |
| Garage : 2 Car , Attached | Drive Construct.: Gravel | |
| Found. Type: Slab | Roof: Metal | |
| Cooling: Other | Heat: Wall Furnace | |
| Water Heater: Electric | Porch: Front | |

Remarks: Attention all nature lovers! This could be your perfect getaway with 26 acres total, offering; a shed home with an open floor plan enhanced with Knotty Pine trim, recessed lights, a large bedroom with bath, a 24' x 30' garage & a 30' x '6 covered front porch for taking in all the views. The land has a scenic drive to the getaway surrounded by 6 grassy acres in the front and then twenty surrounding wooded acres.

Directions: Located between Effingham and Altamont on the south side of the road, look for signs
Legal: E 1/2 E 1/2 SW LYING S OF THE NATIONAL ROAD 3259/181 2549/317 2547/17 2296/151 2291/17

PREPARED BY



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<http://www.effinghamhomesearch.com>

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