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496 CR 2000 N Ln.

West Salem, IL 62476

Asking Price: \$139,900

Information About Listing

Year Built	1985	County	Edwards
Type of Construction	1-Story Frame	PIN	01-1-064-10
Square Footage m/l	1,360	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	5	Heat	Gas Forced-Air (Carrier, 2007)
Bedrooms	2	A/C	Central (Carrier, 2007)
Bathrooms	1 Full	Water	Ellery Rural Water Corp.
Foundation	Basement (partial)	Sewer	Septic (app. 1,000 gal., concrete vault)
Garage	Attached 28'x32' (2-car)	Average Utilities m/l	Electric: \$131.00 (Ameren); Gas: LP (current tank leased through FS)
Lot Size m/l	1.45 +/- acres	Property Taxes m/l	\$1,815.46 (estimated w/ owner occ. exemption)

Notes

Room Dimensions—Dining Room: 12'x9'3"; Living Room: 22'3"x15'9"; Kitchen: 14'6"x13'8"; Bedroom 1: 13'5"x12'2"; Bath: 6'3"x11'1"; Bedroom 2: 10'6"x11'2"; Family Room (Basement): 18'8"x14'10"

Items Included—Refrigerator; Oven/Range/Stove with Hood; Dishwasher; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Fireplace Screen, Door, Grate; Fireplace Gas Logs; Light Fixtures, as they exist; Central Vac & Equipment; Electronic Garage Door Opener with transmitters; Central A/C; Water Softener (owned); Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp service on breakers; "Richmond" 50-gallon electric water heater (mfd. 2/2009); above-grade, oversized, 2-car garage with 100 amp. service; below-grade, 13'x15', 1-car attached garage/workshop; Addition in 2004 with dining room and above-grade garage; all-new siding and windows installed 2004; new architectural shingles 2011; partially finished basement (nice living area!); 24' dia./4'5" deep, above-ground swimming pool with attractive wood deck; 12'x28' concrete driveway; 40' dug well; covered porch; nice 20'x12' shed/yard barn; in-ground portion of dog fence included (box, collar, transmitter not included)

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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