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120 W. Summit/207 Union St.

Fairfield, IL 62837

Asking Price: \$200,000

Information About Listing

Year Built	Unknown	County	Wayne
Type of Construction	1-story, Frame (multi-family)	PIN	21-50-074-016, 21-50-087-012
Square Footage m/l	2,475 (app.)	School District	Fairfield PSD 112 (Fairfield CHS 225)
Total Rooms	10	Heat	Gas Forced Air (Rheem 2017 and Microban 2011)
Bedrooms	4	A/C	Central (Rheem, age unknown)
Bathrooms	2 full, 2 half, 1 three-quarter	Water	City
Foundation	Crawl (block); Basement, (poured)	Sewer	City
Garage	2-Attached, 2-car (25'x30') each	Average Utilities m/l	Average: \$275.00 (City water, elect., gas)
Lot Size m/l	70'x108'	Property Taxes m/l	\$5,848.30 (w/ Partial exemptions)

Notes

Room Dimensions at 120 W. Summit—Living Room: 22'x19'; Kitchen: 13'x19'; Half Bath: 3'x6'; Master Bedroom: 15'5"x13'; Master Bath: 6'x11'; Utility Room: 4'x12'; Office: 7'x15'; Attic (walk-in): 10'x46'

Room Dimensions at 207 Union St—Family Room: 14'x19'; Utility Rm: 11'x6'; Kitchen: 10'x14'; Living Room: 12'x17'; Bedroom1: 10'x9'; Bath: 10'x5'; Bedroom 2: 10'x13'; Bedroom 3: 10'x10'

Items Included—Refrigerator; Oven/Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Gas Logs; Existing Storm & Screens; Electric Garage Door Opener(s); Central AC; Light Fixtures as they exist

More Features...200-amp electrical service on breakers; Reliance 40-gal. gas water heaters (2011, 2019); Metal Roof installed 2014 and 2017; Hardwood, carpet, linoleum flooring; Hardwood ceiling and walls through most of the rooms; Garage at 207 Union St. has 10'x7' bathroom and 22'x10' closet; Huge, concrete driveway for both garages

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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