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748 CR 2285 East Ln.

Fairfield, IL 62837

Asking Price: \$65,000

Information About Listing

Year Built	1952 (addition 1973)	County	Wayne
Type of Construction	1-Story, Frame (Ranch)	PIN	09-50-042-010
Square Footage m/l	1,175	School District	Fairfield PSD 112
Total Rooms	5	Heat	Gas Forced-Air (“Ruud”)
Bedrooms	3	A/C	Central (“Ruud”)
Bathrooms	1 Full	Water	City
Foundation	Partial Block Crawl/Slab	Sewer	Septic
Garage	Detached -Car (20’x20’)	Average Utilities m/l	Electric: \$109.00 (Ameren); Gas: (Propane, tank stays)
Lot Size m/l	See Listing Agent	Property Taxes m/l	\$1,682.44 (no exemptions)

Notes

Room Dimensions—Living Room: 14’9”x16’6”; Master Bedroom: 11’5”x9’; Bedroom 2:12’x11’; Bedroom 3: 11’6”x9’; Bathroom: 7’x4’; Kitchen/Dining Room: 12’x18’6”; Utility Room: 8’x5’; Bonus Room: 11’7”x21’3”

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace; Existing Storm and Screens; Central AC/HVAC System; Outdoor Sheds; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon, gas water heater (Richmond); “Coach House” garage with concrete floor, electricity, ventless gas heat; carport 1: 18’x21’; carport 2: 18’x21’ on concrete slab; two yard barns-10’x15’ each

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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