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303 CR 2050 N
West Salem, IL 62476
Asking Price: \$180,000

Information About Listing

Year Built	1994	County	Edwards
Type of Construction	Partially In-Ground/Frame	PIN	04-03-100-004 (Alt. #: 01-1-013-02)
Square Footage m/l	2,577	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Propane, Forced Air (Coleman, 2018)
Bedrooms	3	A/C	Central (York, 1994)
Bathrooms	1 Full, 1 Half	Water	Rural (Ellery Water Corporation)
Foundation	Concrete Slab	Sewer	Septic
Garage	Attached 2-Car (25'x26')	Average Utilities m/l	Electricity: \$175.00 (Wayne-White); Propane: see notes
Lot Size m/l	6.63 Acres	Property Taxes m/l	\$2,956.62 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Kitchen/Dining: 15'6" x 21'6"; Living Room: 24' x 15'; Recreation/Family Room: 25' x 20'; Master Bedroom: 14'6" x 25'; Master Bathroom (3/4): 8' x 11'6"; Bedroom 2: 11'6" x 12'; Bedroom 3: 11'6" x 10'6"; Utility Room: 13' x 9'6"; Office: 14'6" x 9'; Full Bathroom: 5'6" x 10'

Items Included—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener w/ Transmitter; Central Air Conditioning/HVAC system and components; Water Softener (currently not in use); Light fixtures, as they exist

More Features...200-amp service on breakers; 2, 30-gallon, propane water heaters (Richmond, age?); 40'x44' outbuilding with running water, electric, plumbing outside of building ready to go; 12' wide driveway with 10" culvert; architectural single roof (age ?); brick veneer and siding; ceramic tile and laminate flooring throughout interior (laminate flooring in two bedrooms and vinyl in the other, installed in 2020); master suite features three-quarter bath and large walk-in closet (three walk-in closets in the home); lots of storage space; propane at market price (tank is currently leased through "Big Four Propane" in Clay City)

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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