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308 N. First St.
Fairfield, IL 62837
Asking Price: \$139,900

Information About Listing

Year Built	1995	County	Wayne
Type of Construction	1-Story, Frame	PIN	21-50-081-010
Square Footage m/l	1,568	School District	Fairfield District #112
Total Rooms	6	Heat	Gas Forced Air (“Payne”; 2/2021)
Bedrooms	3	A/C	Central (“Payne”; 2/2021)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached, 2-Car (24’x24’)	Average Utilities m/l	City Bill: \$216.58 (electric, gas, water, sewer, trash)
Lot Size m/l	98’x106’	Property Taxes m/l	\$4,093.51 (est. w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 17’8”x14’6”; Dining Room: 15’10”x12’4”; Master Bedroom: 14’6”x16’9”; En-suite Master Bathroom (full): 10’10”x5’10”; Kitchen: 12’5”x13”; Main Bathroom (full): 5’x10’8”; Bedroom 2: 11’10”x11’9”; Bedroom 3: 11’10”x12’3”; Laundry Room: 6’x6’7”; Interior Garage Dimensions: 23’6”x23’

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storm/Screens; Electronic Garage Door Openers Transmitter(s); Central AC/HVAC/Furnace and components; Central Humidifier; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon “Bradford White” gas water heater (11/2020); architectural shingle roof (age?); vinyl siding; original windows (good condition); drywall; carpeting throughout; medium oak cabinetry; semi-open floor plan; clean/well-maintained; large closets/ample storage; nice neighborhood along parade route; 18’x6’ covered front porch (concrete); 6’ vinyl privacy fence; concrete sidewalks; 19’6”x12’ wood, back deck; 21’x18’ concrete approach/apron; additional gravel parking spaces; garage has 18’ wide, 7’ tall insulated, automatic overhead door (“Liftmaster” opener); Wi-Fi thermostat installed in 2020

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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