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**204 Seminary St.**

**West Salem, IL 62476**

**Asking Price: \$69,900**

### Information About Listing

<b>Year Built</b>	1954	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Brick	<b>PIN</b>	06-18-285-007
<b>Square Footage m/l</b>	696	<b>School District</b>	Edwards County CUSD #1 (WSGS)
<b>Total Rooms</b>	4	<b>Heat</b>	Gas Forced-Air (Goodman, 2013)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (Philco, age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	Attached, 1-Car Carport (8'x19')	<b>Average Utilities m/l</b>	Electric: \$80 (Ameren); Gas: \$40 (Consumers)
<b>Lot Size m/l</b>	75'x60'	<b>Property Taxes m/l</b>	\$714.04 (with owner occupied exemption only)

### Notes

**Room Dimensions**—Kitchen: 9'10"x8'10"; Living/Dining Room: 15'x17'; Bathroom: 5'7"x4'9"; Bedroom 1: 11'x10'5"; Bedroom 2: 9'4"x10'4"

**Items Included**—Refrigerator; Range; Microwave; All Window Treatment/hardware; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Central AC/HVAC system and components; Outdoor Shed; Light Fixtures as they exist, Electric Push Mower, Weed Eater

**More Features...**200-amp service on breakers; asphalt shingle roof (2021); new flooring in second bedroom (2021); updated kitchen, bathroom, light fixtures and trim through; blown-in insulation; Reliance" gas water heater (2014); 8'x10' shed (2022)

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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