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303 W. Young Dr.

Fairfield, IL 62837

Asking Price: ~~\$126,000~~

Reduced: \$119,900

Information About Listing

Year Built	1985	County	Wayne
Type of Construction	1-Story, Frame	PIN	12-50-071-004
Square Footage m/l	1,404	School District	Fairfield PS District 112; Fairfield Comm. High School
Total Rooms	7	Heat	Gas Forced-Air (Carrier Efficiency)
Bedrooms	3	A/C	Central (Carrier)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	Attached, 1.5-Car (20'x 20')	Average Utilities m/l	Electric: \$83.82 (Wayne-White); City Bill: \$226.26 see notes
Lot Size m/l	100'x120'	Property Taxes m/l	\$2,019.00 (est. w/ Owner Occ. Ex. at current assessment)

Notes

Room Dimensions—Entryway: 3'6"x3'6"; Kitchen: 7'6"x17'7"; Dining Room: 12'2"x11'5"; Living Room: 12'9"x12'3"; Sun-room: 19'3"x13'6"; Master Bedroom: 12'4"x13'3"; en Suite Master Bath (Three-Quarter): 3'10"x7'10"; Bedroom 2: 8'x10'; Bedroom 3: 12'5"x10'1"; Bathroom (Full): 4'6"x8'8"

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm Windows and Screens; Electronic Garage Door Opener w/ 2 Transmitters; Central HVAC System; Light Fixtures, as they exist; Firepit (in back yard)

More Features...200-amp electrical service on breakers; asphalt shingle roof (age?); vinyl siding; vinyl windows; drywall throughout; carpet, laminate, and linoleum flooring throughout; oak kitchen cabinets; lots of closet space throughout; 40-gallon "Rheem" water heater (2003); "Carrier Efficiency" furnace with oversize filter; OSB-lined, insulated (?) walls in garage; ramp from garage into house; 19'x4' covered front porch; concrete back patio; 8'x8' backyard "firepit" with pavers

PLEASE NOTE: Utility averages may not be totally accurate due to some vacancy.

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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