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721 W. Church St.
West Salem, IL 62476

Asking Price: $120,000

Information About Listing

Year Built	1978	**County**	Edwards
Type of Construction	Split-Level, Frame	**PIN**	06-18-177-005
Square Footage m/l	1,763 ***see notes***	**School District**	Edwards County CUSD #1 (WSGS)
Total Rooms	6	**Heat**	Electric, Heat Pump, Forced Air
Bedrooms	3	**A/C**	Central
Bathrooms	1 Full, 1 Half	**Water**	City
Foundation	Partial Basement/Crawl (block)	**Sewer**	City
Garage	2-Car, Attached (23'7"x27'9")	**Average Utilities m/l**	All Electric: $150.00 (Ameren)
Lot Size m/l	0.38 Acre	**Property Taxes m/l**	$2,182.68 (owner occ. ex. ONLY)

Notes

Room Dimensions—Main Level... Kitchen: 7'11"x11'2"; Dining Room: 13'7"x8'5"; Living Room: 13'4"x19'6"; **Upper Level...**Master Bedroom: 11'5"x15'8"; Bedroom 2: 10'1"x10'6"; Bedroom 3: 10'x13'5"; Bathroom 1 (full): 4'8"x11'6"; **Lower Level...**Family Room 22'6"x20'3"; Bathroom 2 (half): 6'5"x7'10"; Laundry: 7'9"x7'9"

Items Included—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/ hardware; Smoke Detectors; Ceiling Fan(s); TV Antenna; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener (w/ 2 transmitters); Central AC/HVAC/Furnace System and Components; Light Fixtures, as they exist; Outdoor Sheds

More Features...100-amp electrical service on breakers; asphalt shingle roof (age ?); siding, gutters, and fascia new in 2020; cabinets and appliances new in 2018; Corian counter tops; laminate and carpet flooring throughout; heat pump new in 2022; 50-gallon "Bradford White" electric water heater (age ?); large wooden deck; fenced-in back yard; 7'x8' and 8'x10' sheds; ***NOTES ON SQUARE FOOTAGE...1,204 sq. ft. in main level and upper level combined; 559 sq. ft. in finished lower level/basement area***

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