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213 W. Seminary St.
West Salem, IL 62476

Asking Price: ~~$109,900~~

Reduced: $104,900

Information About Listing

Year Built	1892	**County**	Edwards
Type of Construction	2-Story, Frame	**PIN**	06-18-279-018
Square Footage m/l	2,734	**School District**	Edwards County CUSD #1 (WSGS)
Total Rooms	9	**Heat**	Gas, Forced Air
Bedrooms	5-6	**A/C**	Central
Bathrooms	2 Full	**Water**	City
Foundation	Partial, Crawlspace (masonry)	**Sewer**	City
Garage	2-Car, Detached ***see below***	**Average Utilities m/l**	Electric: $136.00 (Ameren); Gas: $82.31 (Consumers)
Lot Size m/l	140'x165'	**Property Taxes m/l**	$1,353.46 (w/ owner occ. exemption)

Notes

Room Dimensions—*Main Level...*Kitchen: 15'4"x14'; Dining Room: 14'4"x15'5"; Back Entry/Family Room: 13'7"x25'6"; Bedroom 1: 9'3"x13'11"; Bathroom 1 (Full): 6'1"x7'1"; Laundry Room (Potential Bedroom 6): 14'8"x13'3"; ***Upstairs...***Bedroom 2: 15'10"x13'3"; Bedroom 3: 15'5"x14'4"; Bedroom 4: 14'7'x14'6"; Bedroom 5: 15'7"x13'5"; Bathroom 2 (Full): 7'7"x5'7"

Items Included—Refrigerator; Range; Dishwasher; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/HVAC System; Light Fixtures, as they exist

More Features…200-amp electrical service on breakers; asphalt shingle roof (age ?); extensively remodeled in the 1990's (?) including drywall and partially updated wiring; recent updates including replacement windows and laminate and vinyl flooring; large kitchen with vinyl flooring and oak cabinets; beautiful staircase and banister; tall ceilings; large closets throughout; covered front porch; open back porch; **Garage/Outbuilding Notes:** 30'x40' building with corrugated steel roof/siding, 11' sidewalls, 2"x6" frame construction on 2' centers, foamboard insulation in walls and under roof, 10'x18' overhead door (foamboard insulation), concrete floor with poured footings, electrical service from the house (shared circuit with back room), plenty of room for large workspace and/or storage, small corner loft

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