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747 W. Church St.
West Salem, IL 62476
Asking Price: \$85,000

Information About Listing

Year Built	1962	County	Edwards
Type of Construction	1-Story, Frame	PIN	06-18-152-002
Square Footage m/l	1,204	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Crawlspace	Sewer	City
Garage	Attached, 1-Car (11'x22')	Average Utilities m/l	Elec.: Ameren; Gas: Consumers see notes
Lot Size m/l	70'x120'	Property Taxes m/l	\$1,189.82 (est. w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Kitchen: 10'x12'; Dining Room: 10'x10'; Living Room: 12'x18'; Master Bedroom: 11'6"x11'9"; en suite Bath (half): 4'19"x5'; Bedroom 2: 10'x12'; Bedroom 3: 10'x11'6"; Bathroom 2 (full): 4'10"x11'6"; Laundry: 4'6"x5'2"

Items Included—Refrigerator; Oven/Range/Stove; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in Attached Shelving; All Planted Vegetation; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof (age?); hardwoods, carpet, and ceramic tile throughout; 40-gallon gas "A.O. Smith" water heater; 6'x17' covered front porch; 10'x14' shed; Wabash fiber internet available

Additional Information...utility averages unavailable due to 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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