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**301 ILLINOIS ROUTE 15 (WEST)**

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**400 NE 5<sup>th</sup> St.**

**Fairfield, IL 62837**

**Asking Price: ~~\$65,000~~**

**Reduced: \$54,900**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	Wayne
<b>Type of Construction</b>	2-Story, Frame	<b>PIN</b>	21-50-012-005
<b>Square Footage m/l</b>	1,740	<b>School District</b>	Fairfield PSD 112
<b>Total Rooms</b>	7	<b>Heat</b>	Gas FA
<b>Bedrooms</b>	3	<b>A/C</b>	Central and Window Unit
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Elec.: \$100.00; Gas: \$20.00 (City of Fairfield)
<b>Lot Size m/l</b>	81'x110'	<b>Property Taxes m/l</b>	\$547.71 (estimated w/ gen. homestead ex. ONLY)

### Notes

**Room Dimensions**—Entryway: 7'x10'7"; Kitchen: 11'6"x15'2"; Dining Room: 11'6"x14'5"; Living Room: 13'3"x13'9"; Family Room: 11'6"x20'8"; Bedroom 1: 11'6"x21'6"; Bedroom 2: 8'9"x10'5"; Bedroom 3: 10'8"x13'; Bathroom 1 (Full): 7'x7'6"; Laundry: 7'x7'6"

**Items Included**—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Window Air Conditioner; Central Air Conditioning/Furnace/HVAC System and Components (2015?); Outdoor Shed; Light Fixtures, as they exist; Miscellaneous Building Materials

**More Features**...200-amp electrical service on breakers; asphalt shingle roof (2010?); new gutters (2023); vinyl replacement windows; updated plumbing and electrical; 28-gallon "A.O. Smith" electric water heater; 9'x17' covered front porch; 8'x12' patio; 10'x15' shed; **UTILITIES WILL VARY BY USAGE**

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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