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301 ILLINOIS ROUTE 15 (WEST)

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307 S. Charles St.

West Salem, IL 62476

Asking Price: \$83,000

Information About Listing

Year Built	1906	County	Edwards
Type of Construction	1-Story, Frame	PIN	06-18-402-005
Square Footage m/l	1,544	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Gas FA (2016)
Bedrooms	3	A/C	Central
Bathrooms	2 Full	Water	City
Foundation	Partial, Unfinished, Brick	Sewer	City
Garage	1-Car, Detached (17'x27')	Average Utilities m/l	Elec.: \$200.00 (Ameren); Gas: \$50.00 (Consumers) see notes
Lot Size m/l	0.62 +/- Acre, Total	Property Taxes m/l	\$1,064.46 (w/ owner occ. ex. at current assessment)

Notes

Room Dimensions—Kitchen: 11'1"x13'5"; Dining Room: 13'2"x13'4"; Living Room: 13'3"x16'8"; Den/Office: 10'5"x11'4"; Master Bedroom: 12'x17'6"; Bathroom 1 (full): 5'3"x7'4"; Bedroom 2: 11'3"x12'; Bedroom 3: 12'x13'5"; Bathroom 2 (full): 4'8"x9'3"; Laundry: 5'x5'10"

Items Included—Refrigerator; Range; Washer, Dryer; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Ceiling Fans; Fireplace Screen; Existing Storm and Screens; Central AC/HVAC System and Components; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; asphalt shingle roof (2025); aluminum siding; original wood windows and some replacement windows; some original hardwood floors; fireplace; updated kitchen (2025); numerous updates throughout; 40-gallon "Bradford White" gas water heater; 6'x17' covered front porch; 18'x20' shed

Additional Information...Utility listed are averages and will vary with 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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