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301 ILLINOIS ROUTE 15 (WEST)

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110 Jack Allen Dr.

West Salem, IL 62476

Asking Price: \$95,000

Information About Listing

Year Built	1980	County	Edwards
Type of Construction	1-Story, Frame	PIN	06-18-178-002
Square Footage m/l	1,125	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Electric Forced Air (2019)
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	1-Car, Attached (13'x25')	Average Utilities m/l	Elec.: \$250.00 (Ameren) ELECTRIC ONLY
Lot Size m/l	95'x100'	Property Taxes m/l	\$1,455.20 (w/ owner occ. ex. at current assessment)

Notes

Room Dimensions—Kitchen: 9'10"x9'9"; Dining Room: 12'x9'6"; Living Room: 12'x29'7"; Bedroom 1: 11'7"x12'; en Suite Bathroom (half): 3'10"x7'3"; Bedroom 2: 8'x10'9"; Bedroom 3: 10'x11'5"; Bathroom (Full): 4'9"x4'10"

Items Included—Range; Microwave; Washer, Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 1 Transmitter; Central AC/Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; asphalt shingle roof (app. 12 y/o); vinyl siding; carpet and linoleum throughout; 40-gallon "A.O. Smith" electric water heater; partially updated plumbing (2016); 10'x25' concrete back patio; garage has heat and air available; 12'x10' yard shed

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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