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1919 CR 700 E

West Salem, IL 62476

**Asking Price: \$179,500**

### Information About Listing

<b>Year Built</b>	1974	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story (Frame, Brick Veneer)	<b>PIN</b>	01-1-282-08 and 01-1-282-03
<b>Square Footage m/l</b>	2400	<b>School District</b>	West Salem Grade School (ECHS)
<b>Total Rooms</b>	10	<b>Heat</b>	Geothermal (installed 2011)
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central (installed 2011)
<b>Bathrooms</b>	1 Full, 2 Three-Quarter	<b>Water</b>	Rural Water
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	Septic (cleaned out 2013)
<b>Garage</b>	2-Car Attached (23'x22')	<b>Average Utilities m/l</b>	Electricity: \$225.00 (Wayne-White) "All electric home"
<b>Lot Size m/l</b>	16.78 Acres (Total)	<b>Property Taxes m/l</b>	\$2,945.18 Total (w/ owner occupied exemption)

### Notes

**Room Dimensions—Downstairs...**Living Room: 13'7"x19'5"; Dining: 19'x11'; Kitchen: 19'x14'; Family Room: 13'7"x21'6"; 3/4 Bath: 4'x4'8"; Office/Potential BR: 7'5"x11'; Utility Room: 7'2"x7'9"; **Upstairs...**Master BR: 18'10"x13'5"; On-Suite 3/4 Bath: 5'2"x5'10" (Large Closet); Full Bath: 5'x11'; BR 2: 10'6"x15'; BR 3: 10'6"x12'; Bonus Room/Enclosed and Finished Porch: 22'x10'

**Items Included**—Refrigerator; Cooktop Stove and Oven; Microwave; Dishwasher; Garbage Disposal; Carpeting; Window Treatment/Hardware; Built-ins/Attached Shelving; Smoke Detectors; Ceilings Fans; Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Security System is **negotiable**; Garage Door Openers w/ Transmitters; Central AC; Water Softener; 2 Outdoor Sheds (20'x12' and 8'x12'); Light Fixtures; 24' (48" deep) Swimming Pool...Needs new liner

**More Features...**30 gallon electric water heater installed in 2013; **Home is situated on 4.48 acres with additional 12.3 acres of woods...Can be purchased separately, but home must sell first**; "Simply Safe" removable security system is **negotiable** (\$15.00 per mo. Monitoring fee); new roof installed 2010 (architectural shingles); Exterior outlets running to above-ground swimming pool and patio; Kitchen remodeled app. 10 years ago; New laminate wood flooring in kitchen in June 2015; "Pella" patio doors; beautiful location near the West Salem Reservoir

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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