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2 Hillcrest Dr.

West Salem, IL 62476

Asking Price: ~~\$130,000~~

Reduced: \$125,000

Information About Listing

Year Built	1970	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	06-18-226-004
Square Footage m/l	2,405	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	9	Heat	Electric Forced Air, Heat Pump
Bedrooms	5	A/C	Central
Bathrooms	2 Full, 1 Three-Quarter, 1 Half	Water	City
Foundation	Partial, Crawlspace	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$350.00 (Ameren) ALL ELECTRIC
Lot Size m/l	125'x180'	Property Taxes m/l	\$2,044.60 (w/ owner occupied ex. ONLY)

Notes

Room Dimensions—Main Level: Entry Way: 7'x9'8"; Kitchen: 8'x9'9"; Dining Room: 9'x11'4"; Living Room: 12'9"x23'4"; Family Room: 35'x14'9"; Master Bedroom: 15'2"x14'4"; en Suite Bathroom (full): 8'4"x7'8"; Bedroom 2: 9'2"x15'4"; Bathroom 2 (half): 3'8"x4'10"; **Upper Level:** Bedroom 3: 11'x9'11"; Bedroom 4: 10'10"x14'7"; Bedroom 5: 11'x11"; Bathroom 3 (full): 4'9"x9'9"; Loft: 19'x17'11"; **Lower Level:** Basement: 23'4"x11'10"; Bathroom 4 (three-quarter): 6'x7'6"; Laundry: 11'x11'

Items Included—Refrigerators; Oven/Range; Microwave; Dishwasher (4 y.o.); Garbage Disposal (4 y.o.); All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Invisible Fence System; Existing Storm and Screens; Central AC/HVAC/Furnace System and Components; Outdoor Shed; Light Fixtures, as they exist; Upright Deep Freezer; 24' Above Ground Pool; **Washer and Dryer are negotiable**

More Features...200-amp electrical service on breakers; asphalt shingle roof (10-15 y.o.); heated flooring and jet tub in master bath; many improvements including laminate and vinyl plank flooring, new HVAC system, B-Dry waterproofed crawlspace with 2 sump pumps, new electrical panel box, remodeled bathroom; 2, 50-gallon, electric water heaters; composite decking front porch; stone back patio; shed needs work

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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