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**323 CR 1850 N**

**West Salem, IL 62476**

**Asking Price: ~~\$799,000~~**

**Reduced: \$749,000**

### Information About Listing

<b>Year Built</b>	2012	<b>County</b>	Edwards
<b>Type of Construction</b>	2-Story, Frame	<b>PIN</b>	Parts of 04-15-100-011; 04-15-100-016
<b>Square Footage m/l</b>	5,904 (above grade); 3,168 (basement)	<b>School District</b>	ECCUSD #1 (WSGS)
<b>Total Rooms</b>	13	<b>Heat</b>	Geothermal, Electric Radiant (garage and basement floor)
<b>Bedrooms</b>	7	<b>A/C</b>	Central (Geothermal)
<b>Bathrooms</b>	3 Full, 1 Three-Quarter, 1 Half	<b>Water</b>	City, Ellery Water
<b>Foundation</b>	Full, Finished	<b>Sewer</b>	Septic
<b>Garage</b>	Attached, 2-Car, 27'x32'	<b>Average Utilities m/l</b>	Electric: Wayne White; Propane <i>see notes</i>
<b>Lot Size m/l</b>	13+/- Acres Total (Proposed Tract)	<b>Property Taxes m/l</b>	<i>see notes</i>

### Notes

**Room Dimensions**—Entry Way: 12'6"x18"; Kitchen: 18'3"x27'2"; Dining Room: 14'x17'4"; Living Room: 20'5"x27'4"; Master Bedroom: 17'6"x21'4"; en Suite Bath (Full): 11'x16"; Study: 10'x13'5"; Den/Office: 13'4"x24'4"; Bathroom 2 (Half): 4'9"x6'9"; Laundry: 7'3"x9'8"; Mudroom: 6'x10'9"; Kitchen Pantry: 5'6"x10'10"; **Upstairs**...Bedroom 2: 16'5"x23'5"; Bedroom 3: 16'2"x21'7"; Bathroom 3 (Full): 4'10"x10"; Bedroom 4: 17'5"x21'2"; Bedroom 5: 17'x18'2"; Bathroom 4 (Full, for beds 4 and 5): 9'x11'6"; Loft (Above Garage): 10'x47'; **Basement**...Kitchen/Family Room: 26'10"x55'7"; Bedroom 6: 14'9"x16'9"; Bedroom 7: 14'7"x16'9"; Bathroom 5 (Three-Quarter): 6'7"x10"; Rec. Room: 17'x21'8"; Mechanical Room: 10'6"x34'; **A-Frame Guest House**...748 sq. ft.; open concept living area with kitchenette and loft

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Security System; Central Vac and Equipment; AC/HVAC System and Components; Electronic or Media Air Filter; Electronic Garage Door Openers; Water Softener; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; asphalt shingle roof; 23' living room/entry way ceiling; 9' ceilings throughout; solid hickory doors and trim; cherry wood cabinets; Corian countertops; commercial stainless steel appliances; handmade cherry dining table, chairs, and barstools; two fireplaces; laminate, carpet and ceramic tile throughout; his and her walk-in master closets; 50-gallon water heater; separate AC system upstairs; second full kitchen in basement, wrap-around covered concrete porch; paver patio; stone patio; 5-acre lake; concrete dock

**Additional Information**...Accurate utility averages unavailable; Property tax estimates unavailable

**\*\*Viewings available ONLY upon serious inquiries by pre-qualified buyers. Contact Cory, (618) 839-5999\*\***

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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