

ResidentialProperty

MLS: 210731

Status: Active

DOM: 2

Price \$72,000



Room	Lvl	Rm Dim	Apx	Flooring	Window Treat
Living Room	1	18 X 12		Carpet	
Kitchen	1	17 X 11'	7	Laminate	
Master Bedroom	1	14 X 10		Carpet	
Bedroom 1	1	11 X 9		Carpet	
Bedroom 2	1	10 X 9		Carpet	
Bath	1	8 X 5		Vinyl	
Utility Room	1	8 X 6'5		Laminate	

[Photos](#) [Docs](#) [Maps](#)

Address: **105 Chaparral**
 City: **Watson-EF** State: **IL** Zip: **62473**
 Subdivision: **Chaparral** County: **Effingham**
 Lot Size: **100 X 125** Acres:
 Zoning: **Res**
 Taxes Apx: **1196** Tax Year: **2009**
 Tax Exemp: **Owner Occupied**
 School: **Effingham Dist. 40**

Yr Built : **1979** New Cons.:
 Exterior: **Vinyl**
 Style: **1 Story, Ranch**
 Roof: **Shingle**
 Foundation: **Crawl**
 Garage: **1 Car, Attached**
 Drive Construc: **Concrete**

Heat: **Electric**
 Cooling: **Central**
 Elec Avg \$: **117** Gas/Propane Avg
 Water: **City** Sewer: **City**
 Water Heater: **Electric**
 Appliances: **Dishwasher, Range, Refrigerator**
 Agent Owned: **No** Contingency:

Total Apx. Sq. Ft.: **960** *does not include basement*
 SqFt Provided By: **Courthouse**
 Prop Type: **Residential**
 Rooms: **6** Bedrooms: **3**
 Baths Total: **1.00** Fireplace #:
 Bath1: **Lavatory, Shower, Toilet, Tub**
 Bath2:
 Bath3:
 Features Exter: **Concrete Parking, Deck, Fenced Yard, Landscaped, Large Trees, Porch, Shed**
 Features Inter: **Carpeted Floors, Ceiling Fan, Laminate Flooring, Cable TV**

Remarks: **WOW - come check out all the updates!! This 3 bedroom/1 bathroom ranch home is completely updated and move-in ready. Featuring newer windows, laminate flooring, front door, water heater, and freshly painted throughout. You will love the outside as well with the beautiful landscaping, covered 16 X 12 deck, shed, and fenced in backyard. Don't let this one slip away - set up your personal tour today!!**

Tax ID: **1421013003** Additional Tax ID: New Tax ID:
 Legal: **Lot 67 Chaparral Subd Add. D**

Longitude: **-88.5658810** Latitude: **39.026505**
 Directions: **South Rt.45 to Watson. Turn right onto Rt. 37 to Watson. Turn right onto Maple, then make a left onto Vine, a right onto Casa Grande, and then a left onto Chaparral.**

Showing Instruc: **Prefers 24 hours notice if possible** Minimum/C/C: **.25** Lock Box: **Yes Sentrilock**
 Owner First **Justin** Owner Last **Pals** Owner Phone:
 2nd Owner **Mendi** 2nd Owner Last: **Pals** Possession: **At Close**
 Listing Agent: **Michelle Schaefer** Agent Phone: **(217)821-6276** Co-List Agent:
 Listing Office: **Coldwell Banker/ First Realty** Office Phone: **(217)342-2775x** Co-List Office:

Selling Price: Financing: Closing Date:
 Selling Agent: Agent Phone: Co-Sell Agent:
 Selling Office: Office Phone: Co-Sell Office:
 Buyer: Seller Adj: