

ResidentialProperty

MLS: 210631

Status: **Active**

DOM: 2

Price \$125,900



[Photos](#)

[Docs](#)

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Address: **109 W Cedar**
 City: **Effingham-E** State: **IL** Zip: **62401**
 Subdivision: **B & B** County: **Effingham**
 Lot Size: **100 x 125** Acres:
 Zoning: **Res**
 Taxes Apx: **2293** Tax Year: **2008**
 Tax Exemp: **Owner Occupied**
 School: **Effingham Dist. 40**

Yr Built : **1974** New Cons.:
 Exterior: **Brick**
 Style: **1 Story, Ranch**
 Roof: **Shingle**
 Foundation: **Crawl**
 Garage: **2 Car, Attached**
 Drive Construc: **Concrete**

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

Room	Lvl	Rm Dim Apx	Flooring	Window Treat
Living Room	1	19 x 12'7	Carpet	
Family Room	1	21'4 x 13	Laminate	
Eat-in Kitchen	1	18'2 x 9'10	Vinyl	
Utility Room	1	off kitchen		
Master Bedroom	1	15'3 x 13'4	Carpet	
Bedroom 2	1	12'11 x 10'2	Carpet	
Bedroom 3	1	13 x 12'2	Carpet	
Master Bath	1	7'10 x 5'2	Vinyl	
Bath	1	10'8 x 7	Vinyl	

Total Apx. Sq. Ft.: **1621** *does not include basement*
 SqFt Provided By: **Courthouse**
 Prop Type: **Residential**
 Rooms: **6** Bedrooms: **3**
 Baths Total: **2.00** Fireplace #:
 Bath1: **Lavatory, Shower, Toilet, Tub**
 Bath2: **Lavatory, Shower, Toilet**
 Bath3:
 Features Exter: **Concrete Parking, Deck, Landscaped, Shed**
 Features Inter: **Cable TV, Carpeted Floors, Ceiling Fan, Laminate Flooring, Vinyl Floor, Walk-in Closet**

Remarks: **Don't let this one get away! This fabulous all brick 3 bedroom home is tastefully decorated and ready to move into, featuring: a large family room with triple set French doors that open to the 20' x 14' + 20'7 x 8'4 backyard deck; a cheery kitchen and dining area with 27' of cabinets and ceramic tile backsplash, plus all kitchen appliances including a microwave range hood; a formal living area; a finished garage with pull down attic access; ceiling fans throughout; Pergo flooring in the entry, hallway and family area; plenty of closet storage; a garden shed; and it's located in a wonderful south side neighborhood.**

Tax ID: **0311323028** Additional Tax ID: New Tax ID:
 Legal: **Lot 5 Blk 13 B & B Subd. f**

Longitude: **-88.5426380** Latitude: **39.093812**
 Directions:

Showing Instruc: **Call office** Minimum/C/C: **2.5** Lock Box: **Yes Sentrilock**
 Owner First **Lori** Owner Last **Kroenlein** Owner Phone:
 2nd Owner 2nd Owner Last: Possession: **At Close**
 Listing Agent: **Deborah Sanders** Agent Phone: **(217)254-2416** 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: