

# MIDDENDORF BROS. LLC

AUCTIONEERS AND REAL ESTATE

211 South West Jacksonville, Illinois 62650 (217) 243-5486

**ADDRESS**

**941 Edgehill, Jacksonville, IL**

**OWNERS**

**Bridget Rahe and Olivia Rahe**

**PRICE**

**\$74,500.00**

**TOTAL ROOMS**

**8**

**BEDROOMS**

**5**

**BATHS**

**2**



Information herein Believed to be Accurate but not Warranted.

TYPE		ROOMS			
<b>CONSTRUCTION</b>	Frame	<b>FLOORING</b>	Hardwood, Linoleum, Carpet	<b>APPROX. SQ. FT.</b>	1,650
		<b>WATER/SEWER</b>	City	<b>LIVING ROOM</b>	17' x 11' hardwood floor
<b>POSSESSION</b>	30 days	<b>RANGE</b>	Yes - Frigidaire Electric	<b>DINING ROOM</b>	11'6" X 10' 6" hardwood floor
<b>ELECTRICAL</b>	100 amp – circuit breaker	<b>REFRIG-ERATOR</b>	Yes - Frigidaire	<b>KITCHEN</b>	14' x 8'6" vinyl
<b>TAXES</b>	\$1,295.38 w/3 exempt.	<b>WASHER/DRYER</b>	Yes -	<b>1<sup>ST</sup> FLOOR BATH</b>	8' x 5' w/shower (New 2014)
<b>LOT SIZE</b>	60' x 100'	<b>AIR COND.</b>	Central 1 <sup>ST</sup> floor Window units 2 <sup>nd</sup> floor	<b>1<sup>ST</sup> FLOOR BEDROOM NW</b>	11'3" X 12'6" plus closet, hardwood
<b>SCHOOL (Elem)</b>	Washington	<b>ATTIC FAN</b>	No	<b>1<sup>ST</sup> FLOOR BEDROOM SW</b>	11'6" x 10'9" hardwood
<b>(High)</b>	JSD 117	<b>ENTRY</b>	Covered front patio (New 2015)	<b>2<sup>ND</sup> floor</b>	3 bedrooms/1 bath w/shower
<b>ZONING</b>	R-2	<b>SIDING</b>	Vinyl (New 2015)	<b>WINDOWS</b>	Some Replacement (14 in 2008)
<b>TYPE HEAT</b>	1 <sup>st</sup> floor - Tempstar (New 2012) 2 <sup>nd</sup> floor Elec baseboard heat	<b>TYPE ROOFING</b>	Shingles	<b>WATER HEATER</b>	Rheem gas 40 gal. (New 2014)

**ADDITIONAL INFORMATION:** Ideal location close to Illinois College. 1<sup>st</sup> floor hardwood floors sanded and redone 2013. Call Richard at 217/243-5486.

