

Residential
6182288 Pending[10547 E Aminoff Dr.](#)
Effingham, IL 62401L\$255,000 ☐

County: Effingham
Subdivision y/n: Yes/ Grupe
Lake/ Name: No
School: Effingham Dist. 40
Elem School:
Middle School:
High School:
Acres Apx: .63
CFD Available: No
Lot SF: 27246
Water: City
Sewer: Septic
REO: No
HOA/COA: No
Monthly Dues:

Year Built: 2018
Zoning: RES
Taxes/ Yr: \$224.00/ 2016
Tax Exemption: None
Tax ID: 1107145031
Apx Lot Dim:
Radon Disc: No
Lead Paint Disc: No
Seller Disc: No
Covenants/Restrict:
Annual Dues:
Quarterly Dues:

Style: Ranch Bedrooms: 3 Baths Total: 2 Master on Main: Yes Fireplace: 0 SF Provided By: Builder Total Fin. SF Area Apx: 1,703 Total Fin SF Abv Grade Apx: 1,703 Main SF Apx: 1,703 Upper 1 SF Apx: Upper 2 SF Apx: Lower SF Apx: Bsmt SF Apx: 1,703 Bsmt Fin SF Apx: 0 Bsmt UFin SF Apx: 1,703	Story: 1 Story Rooms: 7 Master Bath: Yes Laundry on Main: Yes	<table border="0"> <tr> <td>R</td><td>O</td><td>O</td><td>M</td><td>V</td><td>D</td><td>N</td><td>I</td><td>A</td><td>M</td><td>M</td><td>E</td><td>A</td><td>F</td><td>P</td><td>L</td><td>XO</td></tr> <tr> <td>Living Room</td><td></td><td></td><td>Main</td><td></td><td>20'11" x 14'5"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Dining Area</td><td></td><td></td><td>Main</td><td></td><td>10'2" x 10'6"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Kitchen</td><td></td><td></td><td>Main</td><td></td><td>10'5" x 10'6"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Master Bedroom</td><td></td><td></td><td>Main</td><td></td><td>14'11" x 14'4"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Master Bathroom</td><td></td><td></td><td>Main</td><td></td><td>16' x 14'4"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Bedroom 2</td><td></td><td></td><td>Main</td><td></td><td>12'4" x 11'4"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Bedroom 3</td><td></td><td></td><td>Main</td><td></td><td>12'4" x 11'3"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Laundry</td><td></td><td></td><td>Main</td><td></td><td>7'4" x 7'8"</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> <tr> <td>Bath 2</td><td></td><td></td><td>Main</td><td></td><td>Lavatory, Shower, Toilet, Tub</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Laminate</td><td></td></tr> </table>	R	O	O	M	V	D	N	I	A	M	M	E	A	F	P	L	XO	Living Room			Main		20'11" x 14'5"										Laminate		Dining Area			Main		10'2" x 10'6"										Laminate		Kitchen			Main		10'5" x 10'6"										Laminate		Master Bedroom			Main		14'11" x 14'4"										Laminate		Master Bathroom			Main		16' x 14'4"										Laminate		Bedroom 2			Main		12'4" x 11'4"										Laminate		Bedroom 3			Main		12'4" x 11'3"										Laminate		Laundry			Main		7'4" x 7'8"										Laminate		Bath 2			Main		Lavatory, Shower, Toilet, Tub										Laminate	
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Elec/Nat Gas Exp. \$ **Propane GPY:** **Tank Own/Rent:**

Features Interior: Jetted Tub , Sump Pump , Walk-in Closet , Garage Opener , Laminate Flooring

Features Exterior: Patio , Concrete Parking , Level , Porch

Exterior Appear: Stone , Vinyl

Appliances: None

Garage : 2 Car , Attached

Found. Type: Basement , Full , Unfinished

Cooling: Central

Water Heater: Gas

Drive Construct.: Concrete , Gravel

Roof: Shingle

Heat: Forced Air , Gas

Porch:

Remarks: BRAND NEW CONSTRUCTION!! Crisp, bright and airy - this is the one! Located on over half acre lot, your new home boasts over 1700 sf., a main living area with open concept and an island kitchen offering plenty of cabinets with soft close doors/drawers and granite tops. Kitchen and living area flow with dining area where you can step out onto the covered patio. Bedrooms are positioned in a split plan (master on one end, 2nd and 3rd bedrooms opposite end of home) giving you some privacy. Large master bath has walk-in custom tiled shower, jetted tub, dual vanities and walk in closet. Throughout the home you'll find raised panel doors, elegant wide trim, durable flooring for children and pets alike and more. Basement plumbed for bath.

Directions: Highway 32/33 from Effingham. Left on Nazarene Road, right on Aminoff. Stay to the right, home on right.

Legal: Lot 31 Burl Grupe Sub Add 3 3344/344 3014/22 2318/167 1158/347

P R E P A R E D B Y



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Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. www.deccimls.com

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