

Residential
6183776 Active

[8564 N 1200TH ST](#)
Watson, IL 62473



L\$86,000



County:	Effingham	Year Built:	1972
Subdivision y/n:	No	Zoning:	RES
Lake/ Name:	No	Taxes/ Yr:	\$1,368.16/ 2017
School:	Effingham Dist. 40	Tax Exemption:	Owner Occupied , Dis. Person
Elem School:		Tax ID:	1410019019
Middle School:		Apx Lot Dim:	125x183
High School:		Radon Disc:	Yes
Acres Apx:	.53	Lead Paint Disc:	Yes
CFD Available:	No	Seller Disc:	Yes
Lot SF:	22875	Covenants/Restrict:	No
Water:	Rural	Annual Dues:	
Sewer:	Private	Quarterly Dues:	
REO:	No		
HOA/COA:	No		
Monthly Dues:			

Style: Ranch	Story: 1 Story	R	O	O	M	V	D	N	I	A	M	M	E	A	F	PL	XO
Bedrooms: 3	Rooms: 7	Kitchen		Main	11x12										Laminate		
Baths Total: 2	Master Bath: Yes	Living Room		Main	12x21										Carpet		
Master on Main: Yes	Laundry on Main: Yes	Master Bedroom		Main	12x12										Laminate		
Fireplace: 0		Dining Area		Main	9x15										Laminate		
SF Provided By: Courthouse		Bedroom 2		Main	11x11										Carpet		
Total Fin. SF Area Apx: 1,504		Bedroom 3		Main	10x11										Carpet		
Total Fin SF Abv Grade Apx: 1,504		Family Room		Main	12x17										Carpet		
Main SF Apx: 1,504		Master Bathroom		Main	5x5										Vinyl		
Upper 1 SF Apx:		Bath 1		Main	Lavatory, Shower, Toilet, Tub										Vinyl		
Upper 2 SF Apx:																	
Lower SF Apx:																	
Bsmt SF Apx:																	
Bsmt Fin SF Apx:																	
Bsmt UFin SF Apx:																	

Elec/Nat Gas Exp. \$	Propane GPY:	Tank Own/Rent:
Features Interior: Ceiling Fan , Drywall , Laminate Flooring , Paneling , Vinyl Floor		
Features Exterior: Shed , Concrete Parking , Deck , Landscaped , Propane Tank - Owned , Garage Opener , Porch		
Exterior Appear: Aluminum , Brick		
Appliances: Built-In , Oven , Range , Range Hood		
Garage : 1.5 Car , Attached , Opener	Drive Construct.: Concrete , Gravel	
Found. Type: Crawl	Roof: Shingle	
Cooling: Central	Heat: Forced Air , Propane	
Water Heater: Propane	Porch: Front , Open	

Remarks: This ranch home is selling as is. Unique setting with views of agricultural land to the East and West, yet in a residential area on Old Watson Road. The big ole yard will give the buyer the perfect place to play host, with an open air concrete front porch, a low maintenance rear deck with stylish french door entry, and large living, kitchen, and family rooms. Some of the most recent updates include flooring, replacement vinyl windows, french door, and roof.

Directions: Take Raney St in Effingham South. You'll wind around a few turns and now you're on Old Watson Road / 1200th. House on Left.
Legal: PT NW FR 539/49

P R E P A R E D B Y



Charles Wagoner
Smith Realty Group of Effingham, LLC
906 W. Jefferson Ave.
Effingham, IL 62401

Agent Cert. :
Email : chuck@srgeffingham.com
Direct Ph# : (217) 821-6073
Other Ph# : (217) 821-6073
Fax Ph# : (217) 994-9022



<http://www.srgeffingham.com>

<http://www.srgeffingham.com>