



312 Main Street
 Savanna, IL 61074
 Telephone: 815/273-2766
 Fax: 815/273-4153
 Website: www.buy-quality.com



MLS #: 181905

ADDRESS: 115 Jefferson Street
 CITY: Savanna, IL
 PRICE: \$75,000
 OWNER: David P Hamling
 TYPE OF PROPERTY: Tri-Plex
 BEDROOMS: See Below
 CONSTRUCTION: Wood Frame
 TAXES: \$2548 (2008)
 LOT SIZE: 38' x 93'
 TOTAL SQ FT: 2,708 (2 Floors)
 POSSESSION: Closing
 YEAR BUILT: 1882
 TAX CODE: 08-07-09-201-079
 BRIEF LEGAL: 77 Sav 244, W pt Sublots
 3 & 4 and lot 5, Blk 16,
 Old Town
 TYPE FOUNDATION: Limestone
 BASEMENT: Partial (Int and Ext Access)
 ROOF: Asphalt Shingle
 FLOORS: Carpet/Vinyl/Wood
 WALLS: Plaster/Paneling
 HEAT: Gas F/A (Each Apt.)
 AVG. UTILITY BILL:
 WATER HEATER: Gas (Each Apt.)
 GARAGE: 1 Car Att (Main Apt.)
 SCHOOL DISTRICT: West Carroll
 DRAPERIES: Some Blinds
 FIREPLACE: No
 DISHWASHER: Main Floor Only
 DISPOSAL: Main Floor Only
 INSULATION: Unk
 TV ANTENNA: Cable Available
 AIR CONDITIONING: CAC (Main Floor Only)
 WATER SOFTENER: Rental
 LISTED BY: Arlie Dahlman 815-238-5484



OTHER BUILDINGS: No
 CITY WATER OR WELL: City Water
 SEWER OR SEPTIC: City Sewer
 ALLEY: Yes
 CURB & GTR: Yes
 NATURAL GAS: Yes
 ZONING: B-1

ROOM	1ST FLOOR	2ND FL-Frt	2ND FL-Rear
LIVING ROOM	11'5 x 13'2	11'6 x 13'	9'5 x 18'8
DINING ROOM	11'5 x 13'2	No	No
KITCHEN	11'7 x 12'3	11'4 x 13'3	9' x 12'2
LAUNDRY	6' X 7'2	No	No
BATHS	Full	Full	Full
FAMILY ROOM			
BEDROOM	9'7 x 14'4	8'3 x 12'	9'3 x 13'1
BEDROOM	10'7 x 12'7		
BEDROOM			
ENC'D PORCH	6'10 X 16'4		
DECK			

REMARKS: This nicely landscaped stately tri-plex is in great condition. The master apartment (main floor) has been totally remodeled by a former owner and will suit the most discriminating taste, with a convenient kitchen that is solid oak, including range, refrigerator, microwave, dishwasher, and laundry. Master apt living room picture window (with Leaded glass) overlooks the neighbor's beautiful Victorian flower garden. Main apt has a windowed three-season room that will keep the bugs away on those warm summer evenings--no heat runs to this area. Garage (1-stall) has access to master apt. Upper apts have range and refrigerator. Front two apartments could be returned to the original two-story Victorian, with beautiful oak staircase. Dehumidifier in basement will stay. Rental water softener is owned by Quality Soft Water/Konrad Radke. New CAC in 2007. INCENTIVES OFFERED--WITH ACCEPTABLE OFFER, SELLER WILL PAY BUYER'S CLOSING COSTS UP TO \$2,000 AND GRANT \$3,000 CREDIT AT CLOSING.

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IT IS NOT WARRANTED.

SOC: 3%