



312 Main Street
 Savanna, IL 61074
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MLS #: 181199

ADDRESS: 1233 Belmont Avenue
 CITY: Savanna, IL
 PRICE: \$199,000 REDUCED
 OWNER: Michael R and Janis A Jones
 TYPE OF PROPERTY: Two-Story Single-Family
 BEDROOMS: 4
 CONSTRUCTION: Frame
 TAXES: \$5,793 (2006)
 LOT SIZE: 1 Acre
 TOTAL SQ FT: 2,800 SF + 900 Fin SF in Bsmt
 POSSESSION: Closing
 YEAR BUILT: 1972
 TAX CODE: 08-07-11-100-041
 BRIEF LEGAL: S11, T24, R3, Pt NW 1/4



TYPE FOUNDATION: Poured Concrete
 BASEMENT: Full (Half Finished)
 ROOF: Asphalt Shingle (1992)
 FLOORS: Carpet/Lam./CeramicTile
 WALLS: Dry Wall
 HEAT: Electric Forced Air (2 Furn)
 AVG. UTILITY BILL:
 WATER HEATER: Two Electric (New 2002 & 2003)
 GARAGE: 2½ Stall Attached (24' x 28')
 SCHOOL DISTRICT: West Carroll
 DRAPERIES: Some
 FIREPLACE: Yes (Gas Insert)
 DISHWASHER: Yes
 DISPOSAL: Yes
 INSULATION: Yes
 TV ANTENNA: Yes
 AIR CONDITIONING: Central Air (2 Units)
 WATER SOFTENER: Yes
 LISTED BY: Diane & Arlie Dahlman (815-273-2766)

OTHER BUILDINGS: No
 CITY WATER OR WELL: City Water
 SEWER OR SEPTIC: City Sewer
 ALLEY: No
 CURB & GTR: No
 NATURAL GAS: To Fireplace
 ZONING: Residential

ROOM	SIZE—1ST FLOOR	SIZE—2ND FLOOR
LIVING ROOM	13'4 x 21'	
DINING ROOM	13'4 x 13'4	
KITCHEN	15'6 x 22'6	
LAUNDRY	Basement w/ Chutes from 2nd Floor	
BATHS	Half-Bath	Two Full
FAMILY ROOM	15'6 x 18'6	
MASTER BEDROOM	(His and Hers Closets, vanity, sink) 13'5 x 19'11 + Closet Area	
BEDROOM		13'5 x 18'5
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DECK	Deck: 274 SF; 3-Season Room; 13' x 30' Foyer: 10' x 14'; Dark Room:	

REMARKS: Located on a full acre of land in a great neighborhood near the West Carroll High School, this beautiful 4-bedroom, 2½-bath family home has PLENTY OF ROOM FOR FAMILY AND FRIENDS. The woods to the rear of the home give you a feeling of being in the country. A highlight of the home is the large kitchen-family room. The fabulous furniture-quality ash kitchen was fabricated by Signature Woodworking (a local craftsman) in 1999. The 13' x 30' 3-season room allows you to enjoy the beautiful summer evenings without being bothered by insects. Other features include: Basement Rec Room with putting green; brick gas fireplace; dark room for the photographer in the family; ceramic floor in kitchen, dining room, and entry; lam. floor in living room and one bedroom; Kinetico reverse osmosis water system and water softener. The large basement utility room exits to the garage as well as interior. See owner's timeline of maintenance and updates.

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

SOC: 3%

Notes from Owner:

1991 Installed Gas Fireplace[insert] and piping gas to house

1992 New Roof on house and garage and adding aluminum soffit

1992 Kinetico Water Softener & [reverse]Osmosis Filter system

1993 New concrete sidewalk & patio in back of house & garage

1994 Install Electric box and sewer dump in back yard

1996 New blacktop driveway and breaker rock base

1999 New windows on second story with aluminum exterior

1999 Remodel kitchen with new kitchen cabinets, island, dishwasher, and microwave with stovetop hood

2002 New water heater and garbage disposal

2007 New water heater