



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



MLS #: 191808

ADDRESS: 308 N 4th Street
 CITY: Savanna, IL
 PRICE: \$220,000
 OWNER: Higgins
 TYPE OF PROPERTY: 2-Story Italianate
 BEDROOMS: 4
 CONSTRUCTION: Brick
 TAXES: \$2,298.06
 LOT SIZE: See Remarks
 TOTAL SQ FT: 2,988
 POSSESSION: Closing
 YEAR BUILT: 1858
 TAX CODE: 08-07-10-101-001
 BRIEF LEGAL: Lot 5, Block 1, Old Town--
 WR Fulrath Adt of Block 51



TYPE FOUNDATION: Stone
 BASEMENT: Full/Unfinished
 ROOF: Asphalt
 FLOORS: Carpet/Wood/Vinyl
 WALLS: Plaster
 HEAT: Nat Gas--Steam
 AVG. UTILITY BILL:
 WATER HEATER: Nat Gas 40 Gal
 GARAGE: 2-Stall Detached
 SCHOOL DISTRICT: West Carroll
 DRAPERIES:
 FIREPLACE: Yes
 DISHWASHER: Yes
 DISPOSAL: Yes
 INSULATION: Unknown
 TV ANTENNA:
 AIR CONDITIONING: Several Window Air
 WATER SOFTENER: Yes
 LISTED BY: Diane Dahlman 815-275-4429

OTHER BUILDINGS:
 CITY WATER OR WELL: City Water CURB & GTR: Yes
 SEWER OR SEPTIC: City Sewer NATURAL GAS: Yes
 ALLEY: ZONING: Residential

ROOM	SIZE—1ST FLOOR	SIZE—2ND FLOOR
LIVING ROOM	15'x15'10 + 14'2x14	
DINING ROOM	13'5 x 14'	
KITCHEN	13'7 x 18'6	
LAUNDRY	Basement	
BATHS	3/4	Tub Room and 1/2 Bath
FAMILY ROOM	15' x 16'1	
BEDROOM	15'6 x 15'11	
BEDROOM	11'8x14'5+3'7 x 5'6	
BEDROOM	12'9 x 15'	
BEDROOM	12'8 x 15'	
DECK	Cupola--Wrap-around Veranda--Covered Back Porch	

REMARKS Reminiscent of more genteel times and possessing THE most fabulous Mississippi River views in Savanna, this historic 2-Story brick Italianate beauty has a square cupola adorning the roofline that presents views of the river for miles. The majestic veranda wraps two sides of the home and provides the opportunity for lazy evenings viewing sunsets over the river as it meanders south. THIS IS A RARE OPPORTUNITY TO OWN A UNIQUE PIECE OF SAVANNA HISTORY. Actual lot measurements: Home and driveway--80'x135' +14'x90'; garage across street--65'x130'. Driveway is shared with neighboring property per easement--owners use driveway to load/unload from car.

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

SOC: 3%