

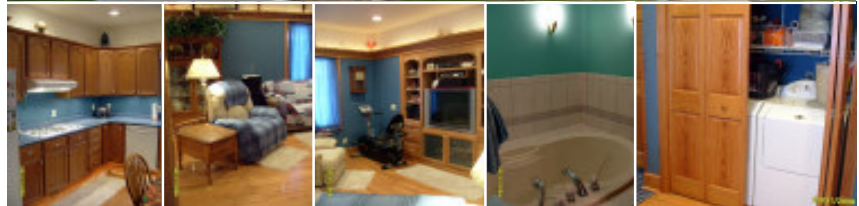


312 Main Street
 Savanna, IL 61074
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 Website: www.buy-quality.com



MLS #:190771

ADDRESS: 434 Chicago Avenue
 CITY: Savanna, IL
 PRICE: \$99,500
 OWNER: Jack L and Constance Bradt
 TYPE OF PROPERTY: Single Family
 BEDROOMS: 3
 CONSTRUCTION: Frame
 TAXES: \$1,516.74
 LOT SIZE: 45' x 90'
 TOTAL SQ FT: 1,686
 POSSESSION: Closing
 YEAR BUILT: 1913
 TAX CODE: 08-07-10-109-016
 BRIEF LEGAL: Pt Lot 1, Blk 1, J Keller Adt.



TYPE FOUNDATION: Poured
 BASEMENT: Full - Unfinished
 ROOF: Asphalt
 FLOORS: Hardwood, Ceramic, Carpet
 WALLS: Sheet Rock (New Walls)
 HEAT: Nat Gas F/A (Hi-Eff)
 AVG. UTILITY BILL:
 WATER HEATER: Gas (50 Gal)
 GARAGE: 1-Stall Detached
 SCHOOL DISTRICT: West Carroll
 DRAPERIES:
 FIREPLACE:
 DISHWASHER: Yes
 DISPOSAL:
 INSULATION: Yes
 TV ANTENNA:
 AIR CONDITIONING: Central
 WATER SOFTENER: Yes
 LISTED BY: Arlie Dahlman 815-238-5484

OTHER BUILDINGS: Shed
 CITY WATER OR WELL: City Water
 SEWER OR SEPTIC: City Water
 ALLEY:
 CURB & GTR: Yes
 NATURAL GAS: Yes
 ZONING: B-4

ROOM	SIZE—1ST FLOOR	SIZE—2ND FLOOR
LIVING ROOM	12' x 14'7"	
DINING ROOM	Combined with Kit	
KITCHEN	13' x 15'	
LAUNDRY	Main Floor	
BATHS	Half Bath	2 Full (One w/ Whirlpool)
FAMILY ROOM	5'4 x 8'7 (Comp Room)	
BEDROOM		12' x 12'
BEDROOM		10' x 11'
BEDROOM		11'7 x 12'4"
OTHER		
DECK	Concrete Patio and Open Porch	

REMARKS: COMPLETELY REMODELED and ready for you to move in.. This beautiful DUTCH COLONIAL is just a short walk to stores, churches, and the MISSISSIPPI RIVER. Everything is new, new, new—remodeled with high-quality materials—to name a few: keyless entry; SOLID OAK flooring, cabinetry, built-ins, and woodwork; JENN-AIR oven, microwave, and cooktop; built-in dishwasher; refrigerator; new windows; and new solid wood siding. Updates also include 200 amp service with all new wiring and fixtures. You won't believe that a home this size has 2-1/2 bathrooms, one with a whirlpool bath. The rear yard with concrete patio is enclosed with a high wood fence for privacy. THIS IS A FABULOUS HOME FOR THE MONEY AND IS AS GOOD AS NEW.

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

SOC: 3%

INTERIOR--ALL NEW IN 2004

High-efficiency furnace/central air. Heats and cools very efficiently.

Walls removed and new dry wall and trim installed. (Ceramic flooring at rear entrance.)

Main-floor laundry

Walk-in Closets

2-1/2 baths--2 up and 1/2 main floor (two have ceramic flooring)

Jacuzzi in Master Bath--ceramic surround and flooring

Upper carpet new in 2004

Solid oak flooring, bead board, and six-panel doors

All-New Kitchen open to Living Room--Kitchen has new oak cabinetry, counters, and Jenn-Aire cooktop, built-in microwave, and oven. Appliances include dishwasher and refrigerator.

Living Room has built-in oak entertainment center

Recessed Lighting

Low Voltage toe-kick lighting in Kitchen and cornice lighting runs the perimeter of the Kitchen and Living Room.

Den (5'4 x 8'7) is large enough to serve as a small family room. Main-floor laundry and half bath is in this area.

Weathershield windows--1996.

All wiring and plumbing upgraded.

Foyer has oak flooring, stairs, wainscoting, and bannister.

Unfinished basement

200 amp service

Outside perimeter walls are double walled and studs staggered for air infiltration. Walls: R-26

Attic has only one ceiling fan and one light (back bedroom) cut into it. This reduces the heat loss to the attic, which is an R-50.

Coat closets at front and rear entrances.

EXTERIOR--ALL NEW IN 1996

Keyless entry

4" Cedar beveled siding on lower half--new in 1996

White cedar shingles on all four gables.

Exterior stained in 2008 with Mautz X-100--Cedar Tone Gold

5' x 12' storage shed

1-stall garage

Fenced-in back yard

Outsides switches for Christmas Lights

Hard-wired fire alarms with battery back-up

Attic fan--thermostatically controlled to pull hot air out on hot summer days.

Driveway new in 2003

Cable and phone hook-ups in all bedrooms and elsewhere for computer options.