



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



ADDRESS: 726 Chicago Avenue
 CITY: Savanna, IL
 PRICE: \$84,500
 OWNER: K James Friedenbach
 TYPE OF PROPERTY: 2-Story SFD
 BEDROOMS: 3
 CONSTRUCTION: Frame/Vinyl Siding
 TAXES: \$991.84 (2006)
 LOT SIZE: 25' x 110'
 TOTAL SQ FT: 1,232
 POSSESSION: Closing
 YEAR BUILT: 1888
 TAX CODE: 08-07-10-203-038
 BRIEF LEGAL: Pt Sublot 1,



Blk 3,
 Gilbert's Add

TYPE FOUNDATION: Stone

BASEMENT: Cellar

ROOF: Asphalt

FLOORS: Carpeting/Vinyl

WALLS: Sheet Rock

HEAT: Nat. Gas F/A (New High-Eff)

AVG. UTILITY BILL:

WATER HEATER: New Gas

GARAGE: 2-Stall Detached

SCHOOL DISTRICT: West Carroll

DRAPERIES:

FIREPLACE:

DISHWASHER: New Built-in

DISPOSAL:

INSULATION:

TV ANTENNA:

AIR CONDITIONING: Central Air (New High-Eff)

WATER SOFTENER:

LISTED BY: J. Friedenbach 815-238-2414



OTHER BUILDINGS:

CITY WATER OR WELL: City

SEWER OR SEPTIC: City

ALLEY:

CURB & GTR: Yes

NATURAL GAS: Yes

ZONING: B4

ROOM	SIZE—1ST FLOOR	SIZE—2ND FLOOR
LIVING ROOM	16' X 13'	
DINING ROOM	17' X 13'	
KITCHEN	16'6 X 10'6	
LAUNDRY	14'6 X 10'	
BATHS	Full with Whirlpool Tub	
FAMILY ROOM		
BEDROOM		14'6 X 10'
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BEDROOM		16' X 13'
OTHER	Laundry/Computer Room: 10'4 x 10'	
DECK	Fenced-In Concrete Patio	

REMARKS: Close to the Mississippi River and downtown Savanna, this sweet 3-bdrm is totally remodeled and ready for you to move in. The home is loaded with BRAND-NEW UPDATES, including new oak kitchen, beautiful new bath with whirlpool tub, lovely new carpeting, new built-in dishwasher and microwave, new high-efficient furnace and central air, water heater, and newly installed main-floor laundry/computer room as well as some almost new features that include thermopane windows, shingles, vinyl siding, and updated wiring. The interior has been totally repainted and has new light fixtures. Fence-enclosed concrete patio provides a private, maintenance-free area for you to enjoy your family and friends. The oversized two-stall garage has lots of room to store a large boat. **DON'T MISS THE OPPORTUNITY TO SEE THIS TOTALLY UPDATED HOME. AGENT OWNED!**

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

SOC: 3%