

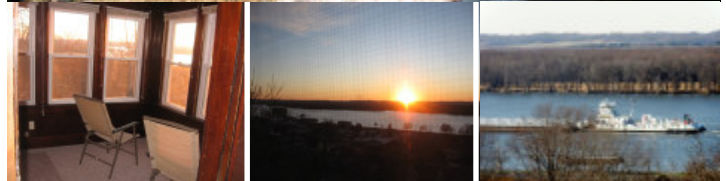


312 Main Street  
 Savanna, IL 61074  
 Telephone: 815/273-2766  
 Fax: 815/273-4153  
 Website: [www.buy-quality.com](http://www.buy-quality.com)



MLS #: 192839

ADDRESS: 905 N Fourth Street  
 CITY: Savanna, IL 61074  
 PRICE: \$99,000  
 OWNER: James and Kelly Friedenbach  
 TYPE OF PROPERTY: 2-Story SFD  
 BEDROOMS: 3  
 CONSTRUCTION: Frame/Vinyl Siding  
 TAXES: \$2,544.72  
 LOT SIZE: 80'x100' + 20'x50'  
 TOTAL SQ FT: 1,200  
 POSSESSION: Closing (Immediate)  
 YEAR BUILT: 1908  
 TAX CODE: 008-08-07-04-401-129  
 BRIEF LEGAL: 77 SAV 175 W 80' Sublot 2 & Lot 1, Blk 44, Davidson and Bellows Survey.



TYPE FOUNDATION: Poured Concrete  
 BASEMENT: Full  
 ROOF: Asphalt Shingle  
 FLOORS: Carpet/Vinyl  
 WALLS: Plaster/Drywall  
 HEAT: GFA  
 AVG. UTILITY BILL:  
 WATER HEATER: Gas  
 GARAGE: 2-Car Detached  
 SCHOOL DISTRICT: West Carroll  
 DRAPERIES: Blinds  
 FIREPLACE:  
 DISHWASHER: Yes  
 DISPOSAL: Yes  
 INSULATION: Unknown  
 TV ANTENNA: N/A  
 AIR CONDITIONING: Central\*  
 WATER SOFTENER:  
 LISTED BY: Jim Friedenbach (Owner)

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

ROOM	SIZE—1ST FLOOR	SIZE—2ND FLOOR
LIVING ROOM	14' x 14'	
DINING ROOM	17' x 10'	
KITCHEN	13.5' x 12'	
LAUNDRY		
BATHS	Qtr: 5' x 3'	Full: 7' x 9'
FAMILY ROOM	9' x 8'5' (Office)	
BEDROOM		12' x 19' (West)
BEDROOM		16' x 9.5' (SE)
BEDROOM		11' x 10' (East)
OTHER		
DECK		

REMARKS: Mississippi River Views. This Dutch Colonial has lots of updates, and great views of the Mississippi River and the eastern Iowa coastline. Enjoy the summer sunsets, relaxing on the upper-floor screened-in deck. Updates include: all new flooring (carpet and vinyl), newly plastered and painted walls and ceilings, new main bath (except tub), new ceiling lights. Agent owned.

\*Central air unit NOT guaranteed.

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

SOC: 3%