

ResidentialProperty

MLS: 209642

Status: Active

DOM: 153

Price \$189,000



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Address: **313 N Hamilton St.**
 City: **Sullivan-M** State: **IL** Zip: **61951**
 Subdivision: County: **Moultrie**
 Lot Size: **140 x 125** Acres:
 Zoning: **Res, Multi-Family**
 Taxes Apx: **4053** Tax Year: **2008**
 Tax Exemp: **Home Improvement, Homestead**
 School: **Sullivan Dist. 300**

Yr Built : **1878** New Cons.: **No**
 Exterior: **Wood**
 Style: **2 Story**
 Roof: **Shingle**
 Foundation: **Partial, Basement**
 Garage: **Detached, 2 Car**
 Drive Construc: **Concrete**

Heat: **Forced Air, Gas**
 Cooling: **2 Unit, Central**
 Elec Avg \$: Gas/Propane Avg
 Water: **City** Sewer: **City**
 Water Heater: **Gas**
 Appliances: **Dishwasher, Disposal, Microwave, Oven, Range,**
 Agent Owned: **No** Contingency:

Room	Lvl	Rm Dim Apx	Flooring	Window Treat
Living Room	1	16 x 15	Hardwood	
Family Room	1	15 x 36	Hardwood	
Dining Room	1	15 x 14	Hardwood	
Kitchen	1	17.17 x 18	Hardwood	
Master Bath	2	9.5 x 9	Ceramic Tile	
Master Bedroom	2	15 x 14.5	Hardwood	
Bedroom 2	2	14 x 10.5	Hardwood	
Bedroom 3	2	19.25 x 11.33	Hardwood	
Bedroom 4	2	23 x 15	Hardwood	
Bedroom 5	2	14.83 x 15	Hardwood	
Laundry Room	1			
Bath	2	7.13 x 9		
Den	1	20 x 14.83	Hardwood	
Office	1	12 x 12	Hardwood	
Bath	1			

Total Apx. Sq. Ft.: **4166** *does not include basement*
 SqFt Provided By: **Courthouse**
 Prop Type: **Residential**

Rooms: **11** Bedrooms: **5**
 Baths Total: **2.50** Fireplace #: **1**

Bath1: **Lavatory, Shower, Toilet, Tub**
 Bath2: **Lavatory, Shower, Toilet, Tub**
 Bath3: **Toilet, Lavatory**

Features Exter: **Circle Drive, Concrete Parking, Fenced Yard, Landscaped, Large Trees, Pool, Porch**

Features Inter: **Cable TV, Ceiling Fan, Central Vacuum, Ceramic Tile Floor, Fireplace Gas, Hardwood Floors, Smoke Detector, Sump Pump, Walk-in Closet, Zoned Heat Sys**

Remarks: **PRICE REDUCED!! Bring the best of the past into your future. With 4166 sq. ft. of living space, 5 bedrooms, and 2.5 baths, this totally restored historic gem offers classic construction with modern efficiency. R3 zoning presents opportunity for an excellent investment allowing this home to create income as a charming bed and breakfast. Price adjustment to \$219,000 allows inground pool and pool house to remain with property. Otherwise, sellers will tastefully remove pool/pool house and reseed fenced yard for your enjoyment. Whether you're relaxing with a movie in the large family room, practicing piano in the music room, entertaining in the parlor, curling up with a good book in the study, or sampling the sunshine on the patio, this home offers comfort with undeniable elegance.**

Tax ID: **080802240002** Additional Tax ID: New Tax ID:
 Legal: **Elizabeth Titus Addition E 125' N 140'**

Longitude: **-88.6095020** Latitude: **39.596887**
 Directions: **Corner of N Hamilton Street and Blackwood Street**

Possession: **At Close**