

# FOR SALE



## 1005 FREEDMAN, JACKSONVILLE

**\$80,000.00**

**GENERAL DESCRIPTION:** One story five room frame dwelling; 3 bedrooms – 1.5 baths – living room – kitchen w/laundry area – electric baseboard heat & central air – aluminum siding & soffit – attached two car garage – lot approximately 100' x 87.5'.

**NOTE:** The interior of this home is completely updated with new floor covering and paint.

**LEGAL DESCRIPTION:** Part of Lot Four (4) and Sixty (60) feet off of the West end of Lot Three (3) in King, Dayton and Adams Addition to the Town, now City, of Jacksonville, described as follows: Beginning at the Northwest corner of said above described tract, thence East 175 feet to the place of beginning, thence East 87.5 feet, thence South 100 feet, thence West 87.5 feet, thence North 100 feet to the place of beginning.

### **REAL ESTATE TAXES:**

07 for 08 \$437.20 w/3 exemptions; owner occupied, senior homestead and senior assessment freeze \$1,337.84 estimated w/owner occupied exemption only

**SCHOOL:** School District #117 – Lincoln Elementary

**ZONING:** R-2 Residential

### **NOTES:**

Kitchen 13'10" x 13'4" w/laundry area with cabinets  
Living room 15'9" x 11'7"  
Bedrooms: North 15'3" x 8'  
Middle 11'11" x 8'  
South 15'4" x 10'2" and ½ bath 7'4" x 4'9"  
Full bath 7'6" x 5'  
Front entry 4' x 3'7" and closet  
Electric 40 gal water heater  
200 amp electrical circuit breaker system  
Garage 24' x 24' w/16' overhead door w/opener  
Built in 1977. Approximately 994 sq. ft. of living space.

Information contained herein was obtained from private and public sources and is subject to individual verification. No liability for its inaccuracy, errors or omissions is assumed by the Seller or their agents.

## **MIDDENDORF BROS. REAL ESTATE**

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