

ADDRESS
1246 LYNNVILLE WOODSON RD

JACKSONVILLE, IL

OWNER
CAROL MIDDENDORF

TOTAL ROOMS
9 ROOMS + LARGE FOYER

BEDROOMS

3

BATHS

2 1/2

Information herein Believed to be Accurate but not Warranted.



TYPE		ROOMS				
CONSTRUCTION	Wood Frame	FLOOR COVERING – 3 rooms up – carpeting, balance in hardwood and ceramic tiles, up bath linoleum		APPROX. SQ. FT. 4280		
AGE/CONDITION	Act 150 / Eff 25	DRAPERIES/BLINDS	Stay	DOWNSTAIRS:		
FUEL BILLS	Propane 2000 to 2200 gal./yr Electric \$135 avg./mo	RANGE	Blt-in Elec and sm. Gas Stove	LIVING ROOM	Fireplace w/ gas log 16' X 19'4"	
POSSESSION	Negotiable	REFRIGERATOR	Yes	FAMILY/PIANO ROOM	Fireplace and bay window 16' X 19'4"	
ELECTRICAL SERVICE FROM	Circuit Breaker Ameren/IP	WASHER + DRYER	Yes	DINING ROOM (2 WIDE OPENINGS TO KITCHEN) (1 to foyer)	Fireplace 18'4" X 19'6"	
TAXES	\$3,480.00	KITCHEN VENT	Yes	NORTH FOYER	Between dining room and living room – by enclosed porch 14' X 17'	
SIZE OF ACREAGE	5 acres ±	WALLS	Drywall/ Plaster/ Knotty Pine	L-SHAPE KITCHEN (ENTRY DOOR INSIDE FROM MUD ROOM)	L-shape with bench, large window above sink and casement windows 11'8" X 16'9" and 9'4" X 10' 9"	
SCHOOL	Dist. 117 Eisenhower, Turner, JHS	AIR COND.	Window	CONNECTING HALL, KITCHEN – NORTH FOYER – FAMILY ROOM	With utility closet 6'8" X 14'	
		ATTIC FAN	No	FULL BATH	With 2 closets and vanity 10'2" X 12'6"	
TYPE HEAT	Hot water	1000 gal propane tank – own	Stays	UTILITY ROOM WITH ONE-HALF BATH	Between kitchen and garage, back stairs 14' X 20'	
SIDING	Vinyl	STORM DOORS	Yes	FRONT FOYER – WEST BETWEEN L.R. AND R./P.R.	Front staircase 7'8" X 16'	
TYPE ROOFING	3/1 shingles			MUD ROOM – REAR ENTRY	To kitchen and basement room 9' X 10'	
WATER HEATER	Elec 50 gal.	SCREENS	Yes	GARAGES	Attached w/ storage cabinets and closet in front Detached – 3 car open 16' X 32' 22' X 33'	
WINDOWS	Vinyl repl / wood	WATER	2 wells + waterline	UPSTAIRS:		
SOFFITTS	Aluminum	SEPTIC TANK – Concrete, 1500 gal. Installed 2000		FRONT LANDING	Front staircase 7'8" X 16'	
				S.W. BEDROOM	15'4" X 19'8"	
				N.W. BEDROOM	15'4" X 19'6"	
				MIDDLE SITTING ROOM	Large extra closet Rear stairway	14' X 18'3"
				MASTER BEDROOM	Doorway to rear landing (4'5" X 12'4")	18'6" X 19'8"
				BATHROOM		10'3" X 17"
				2 – SEPARATE BASEMENT ROOMS		
<ul style="list-style-type: none"> - Kitchen (1997) Cherry Wood-Mode/Corian countertops - Upstairs bath (1999) whirlpool tub w/ separate shower, all Kohler fixtures, built-in vanity + laundry baskets - new gutters + gutter toppers on 2nd floor 			REMARKS: Antebellum country home with mature trees and landscaping - 40 minutes west of Springfield or 5 miles west of Jacksonville on good road with perimeter fencing - barn with pasture and 3 lots – open-side shelter shed, radio dog fence around backyard and chain link kennel			