

Listings as of 05/14/2022 at 9:23 AM

## Client Detail Report

Property Type: Residential

813 Chancellor Dr, Edwardsville 62025

L Price: \$275,000

MLS #: 22030367

Status: Active

County: Madison-IL

Area:

Muni/Twp: Edwardsville

SubD: Esic



### General Property Information

Style:	<b>2 Story/Other</b>	CrossSt:	<b>Esic</b>	Beds:	<b>4</b>	CDOM:	<b>0</b>
Taxes Pd:	<b>\$4,872</b>	Lot Num:		Baths:	<b>3 (2 1)</b>	Dual Age:	<b>Yes</b>
Tax Yr:	<b>2020</b>	Sct/Twn:		Age:	<b>36</b>	Year Built:	<b>1986</b>
Prop Type:	<b>Residential</b>	Ttl Liv Ar:	<b>1,976</b>	Unit #:		AsscFee:	
Sqft Above:	<b>1,976 (County Records)</b>	Pr/TtlLivAr:	<b>\$139.17</b>	# Prk:		Assc Pd:	<b>None</b>
SqFtAbv/PSF:	<b>1,976 / \$139.17</b>			Sqft Below:	<b>0</b>	Building #:	
Lot Size:	<b>0.275 ac (County Records)</b>			Ttl Liv Ar/PSF:	<b>1,976 / \$139.17</b>	Pr/Sqft:	<b>\$139.17</b>
Lot SF:	<b>11,979 (County Records)</b>			Ttl Units:			
Lot Dim:	<b>92 x 130 IRR</b>			Bse Pr Rng:			
Elem Schl:	<b>EDWARDSVILLE DIST 7</b>			Sqft Range:			
J High:	<b>EDWARDSVILLE DIST 7</b>			Lic Sell:	<b>Designated Agent</b>		
S High:	<b>Edwardsville</b>			Schl District:	<b>Edwardsville DIST 7</b>		
Poss:	<b>At Closing</b>			SubDiv Ph:			
Type:							

### Rooms / Sizes

<u>Total Rooms</u>		<u>Bedrooms</u>		<u>Full Baths</u>		<u>Half Baths</u>	
# Rms:	<b>9</b>	Main Beds:	<b>0</b>	Main Bths:	<b>0</b>	Mn Bths:	<b>1</b>
M & U Bds:	<b>4</b>	Up Beds:	<b>4</b>	Up Bths:	<b>2</b>	Up Bths:	<b>0</b>
M & U Bths:	<b>3</b>	Low Beds:	<b>0</b>	Low Bths:	<b>0</b>	Lw Bths:	<b>0</b>
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>	<u>Window Covering</u>			
Living Room	13 x 15	M	Wood Veneer				
Breakfast Room	11 x 12	M	Wood Veneer				
Kitchen	12 x 14	M	Wood Veneer				
Dining Room	12 x 12	M	Wood Veneer				
Sitting Room	12 x 13	M	Wood Veneer				
Bathroom	6 x 6	M	Ceramic Tile				
Master Bedroom	12 x 20	U	Carpeting				
Master Bathroom	6 x 10	U	Ceramic Tile				
Bedroom	9 x 15	U	Carpeting				
Bathroom	6 x 10	U	Ceramic Tile				

Presented By: Karla Horrell Phone: 618-531-1380

Featured properties may not be listed by the office/agent presenting the brochure.

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<b>Bedroom</b>	11 x 12	<b>U</b>	<b>Carpeting</b>
<b>Bedroom</b>	11 x 12	<b>U</b>	<b>Carpeting</b>
<b>Laundry Room</b>		<b>L</b>	

### Details

# Fp:	<b>1</b>	Garage Info:	<b>2</b>	#Crp Sp:	<b>0</b>	Cable:	
Fp Type:	<b>Gas</b>			Fp Loc:	<b>Living Room</b>		
Conditions:	<b>Unknown</b>						
Model:				Ht Src:	<b>Electric</b>		
Builder:				Water Ht:	<b>Electric</b>		
Sewer:	<b>Public</b>			Water Sft:			
Dining:	<b>Separate Dining</b>						
Water:	<b>Public</b>						
Cool:	<b>Central-Electric</b>						
Heat:	<b>Forced Air</b>						
Disclos:	<b>Sellers Discl. Avail</b>						
Park Dsc:	<b>Attached Garage</b>						
Bdrm Dsc:	<b>Master Bdr. Suite</b>						
M Bth Dsc:	<b>Shower Only</b>						
Appliances:	<b>Dishwasher, Disposal, Dryer, Microwave, Range/Oven-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Softener</b>						
Construct:	<b>Vinyl Siding</b>						
Kitchen:	<b>Breakfast Bar, Eat-In Kitchen, Granite Countertops</b>						
Spec Dsc:	<b>Owner Occupied</b>						
Base YN:	<b>Yes</b>						
Base Dsc:	<b>Full, Unfinished</b>						
Misc:	<b>Patio, Porch-Covered</b>						
Interior:	<b>Some Wood Floors</b>						
Windows:	<b>French Door(s)</b>						
Spec Area:	<b>Entry Foyer</b>						
Lot Dsc:	<b>Backs to Trees/Woods, Level Lot, Sidewalks</b>						

### Remarks

Mrk Rmks: **SHOWINGS START SATURDAY 5/14! This is your opportunity to own a 4 bedroom/3 bath Edwardsville home located in the desirable Esic neighborhood & backing up to the Madison County Bike Trail. Foyer entry opens into spacious LR offering gas fireplace w/blower. Remodeled kitchen w/ample soft close cabinetry, granite countertops, subway tile backsplash, breakfast bar & all appliances included. Breakfast dining space w/access to backyard space featuring 300 sq ft brick patio, professional landscaping & mature trees - perfect for outdoor family fun. Formal dining room, study & half bath round out the main floor - w/tall baseboards & wood laminate flooring throughout. Upper level offers 4 bedrooms and 2 full baths. Huge master suite w/walk in closet and newly remodeled luxury bath w/spectacular ceramic tiled shower. Laundry in unfinished lower level - offers ample storage space or future build out. New siding, roof, gutters & downspouts in 2020. ALL THIS...AND FABULOUS NEIGHBORS!**

Directions: **Center Grove Road to Esic to Right on Chancellor Drive**