

☆ **BIGGS & COMPANY**
 ☆ **REAL ESTATE, INC.**

Zinnia Biggs

117 W. Walnut • South Side Square • Robinson, IL 62454

(618) 544-8911 Fax: (618) 544-8741

biggscorealestate@frontier.com



Seller: Zachary and Dessa Cooper

Agent: Becky Michl

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
02-1-09-000-007-001	10376 East 2000th Ave	West York, IL	9	3	1 1/2	

Construction: Frame	Bdrm: 13'x15'3" main floor	Type of Heat: wood burner
Outdoor: playset w/ climbing wall	Bdrm: 19'4"x15'8"	AC: central
Sq. Footage: 2000+	Bdrm: 19'4"x15'1"	Electrical: 3 phase 240v 150A
Lot Size: 1.8 Acres	Liv Rm: 22'2"x13'4"	Water Heater Hybrid Heat Pump
Age/Cond.: 1947	Fam. Room: 19'4"x12'8"	Water/Sewer city & well/septic
Possession: at closing	Dining Room: 12'5"x13'4"	Siding: vinyl/brick
Avg Util/Mo:	Kitchen: L Shape	Roof: shingled
Ann. Taxes: \$2,205.50	School District: Hutsonville	
Garage: 1 car attached	Notes: Slice of country living! 2000+ sq ft house, raised garden beds compost bins, chicken coop, storage shed, 1000+ sq ft rec room in basement with working wood fireplace, plus basement workshop & cellar/storm shelter, 2 closets plus builtins in every bedroom, 2 new drains (schedule 40) coming from basement and gutters, Also has electric forced air heat for backup. Working cistern for garden & animals. Most plumbing replaced. New a/c unit stays with house (other is still working, but older)	
Flooring: carpet/tile/hardwood/linoleum		
Windows: mostly new		
Fireplaces: working in basement		
Basement: full and dry		
Appliances: stove, oven, dishwasher		
Mud Rm.: 13'4"x23'8"		
Negotiable: lawn mower, wood splitter	To Show: 24 hr notice	

We do not warranty this information but consider it accurate.

12/16/2021

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