



At A Glance

- Approximately 2770 sq. ft.
- 3 – 4 bedrooms
- Detached 2 car garage
- Full bath, ¾ bath, half bath
- Gourmet kitchen-Beautiful!
- Large shady lot, perennial flower beds
- In the heart of the Historic District
- Large private deck with privacy fence

Significant Improvements

- New roof installed by Dierker Roofing, summer 2008.
- Five new replacement windows, installed fall 2008.
- Exterior brickwork tuckpointed and sealed during 2008.
- New shower installed in upstairs bathroom, fall 2008.
- Entire house has a fresh coat of paint in every room.
- WaterFurnace geothermal energy system installed by Peters. They provide regularly scheduled maintenance. Average monthly energy bill is \$178
- New gutters and downspouts installed by Peters, 2009.
- Exterior trim completely repainted spring 2009.
- Wood trim on back replaced to historical standards, spring 2009.

Beautiful, Functional Kitchen

A gourmet kitchen, completely remodeled in 2001.

Custom Hickory Cabinetry Cherry Stain w/soft close.
36" Jenn Air Gas Stove in-island.
48" Jenn Air Side by Side refrigerator / freezer.
36' Jenn Air convection oven.
General Electric convection microwave.
General Electric warming drawer.
Bosch dishwasher.
Granite counters/Travertine marble tile back splash.
Kohler Farm sink w/Disposal / Bar Sink w/second disposal.
Under and top cabinet lighting.
Double Trash bin.
WaterWorks Faucets.

Dining Room	14x16
Kitchen	10x17
Living room	17x14
Bedroom	15x16
Bedroom	12x13
Bedroom	10x12
Bedroom	14x19

Lot Size: .4 acres

School: Elementary
St. Peters Or Madison

Year Built: Appr. 1845

**See photos and get
additional information
at buysusanshouse.com**

Offered by Susan Pierson
(217) 430-9294

Asking Price: \$239,900