

212 E Masonic Street
Edinburg IL 62531-9478
\$185,000 CA1007150



[Schedule a Showing](#)

Branded Virtual Tour Unbranded Virtual Tour

06/02/2021 09:29 AM Randy Aldrich

All information is deemed reliable but not guaranteed.

Not for Public Distribution: CAR Full Display

©Copyright 2019 Capital Area Association of REALTORS

Class
Status
Activation Date (Coming Soon Only)
HmSubjSale
Area/Tract
County
Subdivision
Type
Listing Type
Bedrooms
Total Baths
Total Full Baths
Total 1/2 Baths
High Schl
Middle Sch
Elementary
Cars
Parcel ID#/Tax ID
Addtl Parcel IDs
Tax Year
Annual Taxes
Year Built
Year Built Source
Seller Operating Recording Device

Residential
Active

C-058
Christian
Other
Single Family
Exclusive Right to Sell
3
2
2
0
Edinburg District #4

2
03-07-13-100-002-01

2020
\$3,192.72
1890
County Records
None

Fin Main Level SQFT 1,388
Fin Upper Level SQFT 823
Fin Lower Level SQFT
Fin Addl SQFT
Fin Basement SQFT 0
Total Basement SQFT 958
Total Fin SQFT 2,211
Total SQFT 2211
New Construction No
Construction Status
100 Year Flood Plain Unknown
Wheel Chair Access
Seller Soliciting from Buyers No
Agent Owned No
Agent Related to Owner No
Agent is Designated Managing Broker No
Fireplaces 1
Mand Assoc Mthly Fee No
Mthly Assoc Fee \$
Mand Assoc Ann Fee No
Annual Assoc Fee \$
Water Frontage Linear Feet
Approx Lot Dimensions SEE ATT. PLAT MAP
Approx . # of Acres 1.570

Abbrev. Parcel Description EXCEEDS CHARACTER LIMIT - SEE PROPERTY TAX PARCEL RECORDS

Living Rm	Main	16.70	x 17.50	Vinyl								Egress
Frml Dining Rm	Main	14.70	x 17.00	Laminate	Master BR	Upper	16.30	x 10.90	Carpet	Yes		
Infrml Dining Rm			x		Bedroom2	Upper	13.30	x 14.90	Carpet	Yes		
Kitchen	Main	15.11	x 12.80	Laminate	Bedroom3	Upper	10.10	x 14.10	Carpet	Yes		
Family Rm	Main	15.10	x 16.30	Vinyl	Bedroom4			x				
	Main	8.10	x 10.10	Vinyl	Bedroom5			x				
	Upper	12.30	x 6.80	Tile	Bath Master Bdrm		None					

Style	2 Story	LOT DESCRIPTION	Level, Other Lot Description
EXTERIOR	Vinyl Siding	HEATING/COOLING	Gas, Radiant, Central Air, Whole House Fan
BSMT/FNDN	Crawl Space, Partial, Unfinished	FIREPLACE	Gas Logs, Living Room
GARAGE/PKG	Detached, Oversized	WATER/SEWER	Public Water, Septic System
ROAD/ACCESS	Gravel, Shared Access, Other Road/Access	Utility Company	Ameren, Village of Edinburg
KITCHEN/DINING	Eat-In Kitchen, Island, Pantry	TAX EXEMPTIONS	Homestead/Owner Occupied

ASSNN FEE INCL

INT AMENITIES Garage Door Opener(s), Ceiling Fan
EXT AMENITIES Patio, Porch, Shed
APPLIANCES Dishwasher, Range/Oven, Refrigerator, Washer, Dryer
HI EFF FEATURES
ROOFING Shingles
ADA COMPLIANT

INFO ON FILE Aerial View, Legal Description, Pre-Inspection Report
SHOW INSTR Combination Box, Showing Time

Lockbox Serial #

Condo	Conversion	Condo Project	Unit #
Unit Style	Bldg Style	Addl Fees	Rental Allwd

Remarks Country roads take you home to this Pre-Inspected 3Bed, 2Bath 2Story farmhouse, situated down a private dead end road on a beautiful 1.57 acres. Nice covered front porch. Tall ceilings maximize the space within this already graciously-sized home. The living room is complimented by a gorgeous gas fireplace & easy-to-maintain flooring, which continues on through the Dining Room, Family Room & Kitchen. The updated eat-in kitchen boasts an island, walk-in pantry & SS appliances (incl.). Guest bath w/ clawfoot tub. The upper level consists of 3 bedrooms & full bath. Outside there's an oversized 2.5 car detached garage/workshop & shed built on a foundation - both equipped w/ electric. There's a small concrete patio & a larger pea-gravel patio/fire pit area out back, perfect for entertainment & enjoying a breathtaking sunset/sunrise. Dual driveways: One leads to the garage & another near the back entrance. Unfinished basement w/ two crawl spaces. Whole House Fan. NEW Roof (2020) Come on home!

Agency Rmk Pre-Listing Home Inspection Report & Pest Report(& Explanation) in Attached Docs. Shed is sold AS-IS and is not considered into the value of the home. EM Payable to Chicago Title.

Office Remarks

Directions to Property From I-72 E towards Decatur: Take Exit 96A onto IL-29 S. Turn Right onto N 800 East Rd, then Left onto E Masonic. Home Sweet Home is on your left.

Original Price	\$185,000	Agent - Agent Name	Randy Aldrich	Agent License #	475105744
Contract Date		Agent - Phone Number	Mobl: 217-725-2505	List Date	5/18/2021
Off Market Date		Agent - E-mail	randy@randysellshouses.com	Expire Date	11/30/2021
Closing Date		Co-List Agent - Agent Name		Co-List Agent - License ID	
Sold Price		Co-List Agent - Phone Number		Co-Op Compensation	3%
How Sold		List Team - Team Name		Dual/Variable Commission	No
Reposessed	No	List Ofc 1 - Ofc Name	The Real Estate Group Inc.	List Ofc 1 - Lic Num	478009009
RELO	No	List Ofc 1 - Phone	Office: 217-787-7000	Sell Agt 1 - License	
Disclosed Short Sale	No	Sell Agt 1 - Agt Name		Sell Ofc 1 - Lic Num	
Sold Concession Info		Sell Ofc 1 - Ofc Name		Days On Market	15
Concessions \$		Owner Name	DUSTIN J WALKER	Cumulative DOM	15
		Owner Name 2	REBECCA L WALKER	Cumulative DOMLS	15

CA1007150	Residential	212 E Masonic Street	Edinburg IL 62531-9..	\$185,000
Single Family	Area/Tract C-058	County Christian	Subdivision Other	Status ACT



Bdrms	3				Fin Main Lvl SQFT	1,388
Ttl Bth /FB/HB	2	2	0		Fin Upper SQFT	823
High School/Dist	Edinburg District #4				Fin Lower SQFT	
Elem School					Fin Addl SQFT	
Middle School					Fin Bsmt SQFT	0
New Constrct/Status	No				Total Fin SQFT	2,211
Parcel ID#/Tax ID	03-07-12-100-002-01				Total Bsmt SQFT	958
Annual Taxes/Year	\$3,192.72 / 2020				Total SQFT	2211
Mand Assc Mnt Fee	No	/			Approx Lot Size	SEE ATT. PLAT MAP
Mand Assc Ann Fee	No	/			Acres	1.570
Listing Type	Exclusive Right to Sell				Wtr Ftg Lr Ft	
# Cars	2				Flood Plain	Unknown
Year Built/Source	1890 / County Records				# Fireplaces	1
Dvlpmt Name					Wheel Chair Acces	
Seller Operating Recording Device	N					

Virtual Tour Unbranded Virtual Tour

Legal Description EXCEEDS CHARACTER LIMIT - SEE PROPERTY TAX PARCEL RECORDS

Living Rm	Main	16.70	x 17.50	Vinyl						<u>Egress</u>	
Frml Dining Rm	Main	14.70	x 17.00	Laminate	Master BR	Upper	16.30	x 10.90	Carpet	Yes	
Infrml Dining Rm			x		Bedroom2	Upper	13.30	x 14.90	Carpet	Yes	
Kitchen	Main	15.11	x 12.80	Laminate	Bedroom3	Upper	10.10	x 14.10	Carpet	Yes	
Family Rm	Main	15.10	x 16.30	Vinyl	Bedroom4			x			
	Main	8.10	x 10.10	Vinyl	Bedroom5			x			
	Upper	12.30	x 6.80	Tile	Bath Master Bdrm		None				
Style	2 Story					LOT DESCRIPTION	Level, Other Lot Description				
EXTERIOR	Vinyl Siding					HEATING/COOLING	Gas, Radiant, Central Air, Whole House Fan				
BSMT/FNDN	Crawl Space, Partial, Unfinished					FIREPLACE	Gas Logs, Living Room				
GARAGE/PKG	Detached, Oversized					WATER/SEWER	Public Water, Septic System				
ROAD/ACCESS	Gravel, Shared Access, Other Road/Access					Utility Company	Ameren, Village of Edinburg				
KITCHEN/DINING	Eat-In Kitchen, Island, Pantry					TAX EXEMPTIONS	Homestead/Owner Occupied				
ASSNN FEE INCL											
INT AMENITIES	Garage Door Opener(s), Ceiling Fan										
EXT AMENITIES	Patio, Porch, Shed										
APPLIANCES	Dishwasher, Range/Oven, Refrigerator, Washer, Dryer										
HI EFF FEATURES											
ROOFING	Shingles										
ADA COMPLIANT											
INFO ON FILE	Aerial View, Legal Description, Pre-Inspection Report										

Condo	Conversion	Condo Project			Unit #
Unit Style	Bldg Style	Addl Fees	Elevator Srvd	Pets Allwd	Rental Allwd

Public Remarks Country roads take you home to this Pre-Inspected 3Bed, 2Bath 2Story farmhouse, situated down a private dead end road on a beautiful 1.57 acres. Nice covered front porch. Tall ceilings maximize the space within this already graciously-sized home. The living room is complimented by a gorgeous gas fireplace & easy-to-maintain flooring, which continues on through the Dining Room, Family Room & Kitchen. The updated eat-in kitchen boasts an island, walk-in pantry & SS appliances (incl.). Guest bath w/ clawfoot tub. The upper level consists of 3 bedrooms & full bath. Outside there's an oversized 2.5 car detached garage/workshop & shed built on a foundation - both equipped w/ electric. There's a small concrete patio & a larger pea-gravel patio/fire pit area out back, perfect for entertainment & enjoying a breathtaking sunset/sunrise. Dual driveways: One leads to the garage & another near the back entrance. Unfinished basement w/ two crawl spaces. Whole

Prepared By:

Randy Aldrich - Mobil: 217-725-2505
 The Real Estate Group Inc. - Office: 217-787-7000
My Info 9 - License ID 475105744
List Team - Team Name



* Info Deemed Reliable But Not Guaranteed *