

# 104 S Wood Ln Hutsonville, IL 62433

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Residential  
MLS#: 6227134

Active  
DOM: 1

LP: \$235,000  
OP: \$235,000



**Year Blt:** 1934  
**PropSubType:** Single Family  
**Stories:** 2.0  
**Style:** Other  
**Bedrooms:** 5  
**Baths Full/Half:** 1/1  
**Rooms:** 9  
**Bedrm on Main:** Yes  
**Master Bath:** No  
**Lndry on Main:** Yes  
**#Fireplaces:** 1  
**Lake/Name:** No  
**Bsmnt:** Yes  
**Bsmnt Type:** Unfinished  
**Fnd Type/Mat:** Partial Basement/Poured Concrete  
**GarageSp/Type:** 2 Spaces/2 Car Detached

**Tot Fin SF Area:** 3,744/\$62.77  
**Tot Fin Abv Grd:** 3,744/\$62.77  
**Main SF:** 2,264  
**Upper 1 SF:** 1,480  
**Upper 2 SF:**  
**Lower SF:**  
**Bsmt Total SF:** 945  
**Bsmt Finished SF:** 0  
**Bsmn Unfin SF:** 945  
**SqFt Source:** Public Records  
**Lot SqFt:** 76,651  
**Acres:** 1.76  
**Apx Lot Dim:**

## Tax Information & Legal

**County:** Crawford  
**Taxes/Yr:** \$1,581/2021  
**Legal:** BEG 82.5' N OF SW COR OUTLOT 1 COX'S SECOND ADDN, TH N 99', NE'LY 484', S'LY ALONG RR ROW 203.5', SW'LY 519.4', N TO POB EXC BEG 9.5' N OF SAID SW COR OUTLOT 1, TH NE 96.60', TH NW 52.33', TH CURVING NW'LY 31.9', TH N 41.35', TH CURVING NW'LY 40.25', TH W

**Tax ID:** [03-4-29-013-050-000](tel:0342901305000)  
**Tax Exmptn:** Owner Occupied, Sr. Homestead

## Schools

**District:** Hutsonville Dist. 1

## Property Information and Features

**Zoning:** RES  
**Subdivision:** No  
**Covnts/HOA:** No/No  
**Appliances:** Dishwasher, Dryer, Microwave, Oven, Range, Range Hood, Refrigerator, Washer  
**Heat/Cool/WH:** Forced Air, Gas/Central/Gas  
**Interior Feat:** Fireplace Gas, Fireplace-Livingroom, Paneling, Pantry, Plaster, Replacement Windows, Sump Pump  
**Exterior:** Block, Shingle  
**Exterior Feat:** Circle Drive, Wooded

**Water:** Public  
**Sewer:** City Sewer  
**Elec/Gas \$:**  
**Roof:** Shingle

**Factory Built:** No  
**Foreclosure:** None  
**CFD Avail:** No  
**Driveway:** Concrete  
**Porch/Dk/Patio:** Patio, Enclosed Patio, Rear Porch

## Remarks and Showing Instructions

**Public:** Flowering trees and immaculate landscaping set this gorgeous two-story home apart from the crowd. With 5 bedrooms, 1.5 bathrooms, a screened-in patio, a 2-car detached garage with a garage opener, and over an acre of land to enjoy, this property offers room to grow and then some! Insulated windows were added to the home in 2006 and 2008, and the basement offers plenty of storage space. If you're looking for room to grow or the perfect family home, this property is for you!

**Agent:** Seller wants to give purchaser first chance to buy adjacent house and property.

**Show Instructions/Lockbox:** Show any time, vacant, call first.

## Listing Information

**List Office:** [United Country Burke Auction and Realty](http://UnitedCountryBurkeAuctionandRealty.com)  
**Office Phone:** 618-592-4200  
**List Agent:** [Glenda Dunlap \(359500541\)](mailto:GlendaDunlap@UnitedCountryBurkeAuctionandRealty.com)  
**Phone:** 618-707-9124  
**List Type:** Excl Rt To Sell  
**Possession:** At Close

**Minimum CC:** 2.7%  
**Variable:** No  
**Owner Name:** Thomas Davis  
**2nd Owner:** Elizabeth Davis  
**Agt Owned:** No

**List Date:** 05/03/2023  
**Expire Date:** 11/02/2023

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](http://Matrix.CIBRMLS.com)  
Copyright 2023 05/04/2023 8:44 AM