

Listings as of 10/29/2018 at 6:36 AM

## Client Detail Report

Property Type: Residential

8740 Fifth Wheel Drive, Lebanon 62254

L Price: \$239,000

MLS #: 18084689 Status: Active

County: St Clair-IL

Area: Muni/Twp:

SubD: Not in a Subdivision



### General Property Information

Style: **1 Story/Ranch** CrossSt:  
Lot Num:  
Taxes Pd: **\$2,513** Sct/Twn:  
Tax Yr: **2017** Ttl Liv Ar:  
Prop Type: **Residential** Pr/TtlLivAr:  
Sqft Above: **1,410 (County Records)**  
SqFtAbv/PSF: **1,410 / \$169.50**  
Lot Size: **5.174 ac (County Records)**  
Lot SF: **225,379 (County Records)**  
Lot Dim **5.174 Acres**  
Elem Schl: **OFALLON DIST 90**  
J High: **OFALLON DIST 90**  
S High: **OFallon**  
Poss: **At Closing**  
Type:

Beds: **2** CDOM: **269**  
Baths: **3 (2 1)** Dual Age: **Yes**  
Age: **21** Year Built: **1997**  
Unit #: **1** AsscFee:  
# Prk: **1** Assc Pd:  
Sqft Below: **1,410** Building #:  
Ttl Liv Ar/PSF: **/** Pr/Sqft: **\$169.50**  
Ttl Units:  
Bse Pr Rng:  
Sqft Range:  
Lic Sell: **Designated Agent**  
Schl District: **O Fallon DIST 90**  
SubDiv Ph:

### Rooms / Sizes

Total Rooms		Bedrooms		Full Baths		Half Baths	
# Rms:	10	Main Beds:	2	Main Bths:	2	Mn Bths:	0
M & U Bds:	2	Up Beds:	0	Up Bths:	0	Up Bths:	0
M & U Bths:	2	Low Beds:	0	Low Bths:	0	Lw Bths:	1
Type	Dimensions	Level	Flooring	Window Covering			
Living Room	12 x 12	M	Carpeting				
Dining Room	12 x 11	M	Carpeting				
Kitchen	15 x 12	M	Wood				
Master Bedroom	13 x 13	M	Carpeting				
Master Bathroom	13 x 5	M	Vinyl				
Bedroom	14 x 10	M	Carpeting				
Bathroom	10 x 5	M	Vinyl				
Laundry Room	12 x 7	M	Vinyl				
Family Room	24 x 13	L	Other				
Office	9 x 8	L	Carpeting				

Presented By: Shannon Middleton Phone: 618-541-0394

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		Details					
# Fp:	0	Garage Info:	2/24 X 30	#Crp Sp:	0	Cable:	
Conditions:	Unknown						
Model:				Ht Src:	Gas, Wood		
Builder:				Water Ht:	Gas		
Sewer:	Public			Water Sft:			
Architect:	Traditional						
Dining:	Dining/Living Rm Cmb						
Water:	Public						
Cool:	Ceiling Fan, Central-Electric						
Heat:	Forced Air						
Disclos:	Occupancy Perm Req, Sellers Discl. Avail						
Park Dsc:	Attached Garage						
Bdrm Dsc:	Possible Extra Bdr, Master Bdr. Suite						
M Bth Dsc:	Full Bath						
Appliances:	Dishwasher, Disposal, Microwave, Range/Oven-Electric, Refrigerator						
Construct:	Brick Veneer Predom						
Kitchen:	Custom Cabinetry, Pantry						
Spec Dsc:	Homestead Senior, Owner Occupied						
Base YN:	Yes						
Base Dsc:	9 ft + pour, Bathroom in LL, Full, Partially Finished, Rec/Family Area, Sump Pit/Pump						
Misc:	Covered Porch, Patio, Satellite Dish, Smoke Alarm/Detec						
Interior:	Open Floor Plan, Some Carpeting, Some Window Treatmnt, Some Wood Floors						
Windows:	6 Panel Door(s), Panel Door(s), Some Insulated Wndws, Some Tilt-In Windows						
Spec Area:	Game Room, Utility Room						
Lot Dsc:	Backs to Open Grnd, Corner Lot, Level Lot, Suitable for Horses						

**Remarks**

Mrk Rmks: Charming 2BR/3BA, practically move in ready home on 5.174+/- acres just outside Lebanon, IL is within O'Fallon School Districts. The home site is situated on approximately 1 acre while the remaining 4 acres is farm ground offering future income earning potential. In addition to the 2 BR's, the remainder of the home's main level consists of a large, shared living/dining room which opens to the kitchen w/ wood flooring & custom red oak cabinets, a laundry room, and 2 bath rooms. The lower level can be accessed from inside the home and a separate entrance inside the garage and offers a large great-room that offers flexible living space, a ¾ bath, a bonus room, & lots of storage space. While the home has a central heating/cooling system there is a secondary wood burning heating system for the entire home as well as the hot water heater that is located outside at the driveway.

Directions: Scott Troy Road to Hagmann Road to Fifth Wheel, Home is on Corner