

**CHURCH/RESTAURANT/APARTMENTS
511 AND 531 SOUTH WEST STREET
CARLINVILLE, ILLINOIS**

Endless possibilities await this 'one-of-a kind, rare find'! Details abound in this retired German-Catholic church that presently has an open area for a banquet hall and living space that includes 3 bedrooms, 3.5 bathrooms, kitchen, dining room, living room, laundry room, office, sitting area along balcony, and many closets for storage. The owners thought of every intricate detail to make this living space a truly beautiful place to make your own or share. Just a few of the items the owners have added to this living area are: archways to match the original ones in the church and restaurant; 21 French doors throughout living space which feature solid brass roller hinges and bearings; 21 unique chandeliers from all over the country; original stained glass windows from the church, as well as other windows that the owners found inspiring as they browsed shops world-wide in search of treasures; tray ceilings; wall heaters in the full bathrooms for added heat; crown molding throughout; transoms; pocket doors; a fireplace; 18 X 20 master bedroom that has approximately 1,100 metallic gold, hand-painted stars on the ceiling, and a light with hand-blown glass from France; and matching tile floors that flow throughout the entire living space. The owners had a dream of opening up a bed and breakfast when they built the living space, so you will find that each bedroom has it's own private bath and separate entrance. The open area in the church is the perfect place to host weddings, showers, or private parties. It boasts a fireplace that is encased in part of the old altar from the church; approximately 11,000 metallic gold, hand-painted stars on the ceiling; an area is set up for catering needs with counters, shelves, refrigerator and sink; room will hold approximately 115 people; has a separate entrance; and has access to 3 restrooms, one being handicap accessible.

The well-established restaurant, Magnolia's, opened in April of 2009. The restaurant features the same beautiful archways that you will find in the church living space and on some stained glass windows. There is seating to accommodate approximately 100 customers, and there is a delightful brick patio area off of the side of the restaurant that is also used for dining during warmer months. Guests can relax as they have a nice dinner next to a trickling water foundation and a beautiful garden area full of lush flowers and plants. There is an asphalt parking lot with 24 parking spots to accommodate customers.

The 2-story apartment building is located to the north of Magnolia's Restaurant. The lower apartment has 2 bedrooms, 1.5 baths, a living room, dining room, kitchen, and laundry area. The upper apartment has 1 bedroom, 1 bath, a living room, and a large eat-in kitchen. There are several spaces in the front for tenant parking, and also a 3-car garage in the back which is currently being used by owners for storage.

Magnolia's Restaurant is one of Macoupin County's finest businesses for sure! There are numerous possibilities that buyers can entertain with this unique property. Experience this atmosphere year-round and enjoy as you travel to nearby St. Louis for antiques, concerts, Cardinal ballgames, theater, riverboat gambling, and historical and archaeological sites, which include Cahokia Mounds.