



“See the difference *Integrity* makes!”

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2119 CR 1625 E.

Crossville, IL 62827

**Asking Price: ~~\$234,900~~**

**Reduced: \$205,000**

### Information About Listing

<b>Year Built</b>	1950	<b>County</b>	White
<b>Type of Construction</b>	1.5-Story Frame	<b>PIN</b>	08-11-300-008
<b>Square Footage m/l</b>	2,100 (approximate)	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	7	<b>Heat</b>	LP Forced-Air (Rheem 90 plus, age unknown)
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central (Rheem Prestige; 2011)
<b>Bathrooms</b>	1 Full; 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Partial Basement/Crawlspace	<b>Sewer</b>	Septic Tank (concrete)
<b>Garage</b>	Attached (28'x28')	<b>Average Utilities m/l</b>	Electricity: \$175.00 (Ameren); LP: market
<b>Lot Size m/l</b>	App. 2.5 acres *see notes	<b>Property Taxes m/l</b>	\$1,877.88 (estimated w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Living Room: 28'8"×19'2"; Kitchen: 15'1"×15'; Family Room: 15'5"×15'3"; Bedroom 1: 10'2"×15'3"; Bedroom 2: 14'8"×12'2"; Bedroom 3: 13'10"×11'7"; Bedroom 4: 13'9"×15'6"; Full Bath: 6'10"×7'10"; 3/4 Bath: 14'x3'6"

**Items Included**—Refrigerator; Range; Microwave; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Openers with 1 Transmitter; Light Fixtures, as they exist

**More Features...**100-amp electrical service on breakers; 40-gallon "Richmond" LP water heater (2008); re-wired basement in 2016; concrete, covered front porch (26'x8'6"); large, 2-tier wood deck with built-in hot tub (app. 13 y/o; no warranties); 40'x60' pole barn (built in 2017, 12' sidewalls, 2-11' wide, 10' roll-up doors, lime floor, water, 50-amp service from house); livestock fencing

**Please Note:** lot size noted is approximate and subject to survey. Survey cost will be split between buyer and seller.

**Additional acres available...see listing agent**

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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