



“See the difference *Integrity* makes!”

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949 CR 900 E  
Browns, IL 62818  
**Asking Price: \$150,000**

### Information About Listing

<b>Year Built</b>	1900 (remodeled 2004)	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story, Frame	<b>PIN</b>	09-32-426-001 (Alt. #: 05-1-150-07)
<b>Square Footage m/l</b>	1,359 (TOTAL)	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Propane (Luxaire, age ?)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Luxaire, age ?)
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	RWCWD (rural water)
<b>Foundation</b>	Crawlspace w/ Cellar	<b>Sewer</b>	Septic
<b>Garage</b>	Detached (30'x40' pole barn)	<b>Average Utilities m/l</b>	Elec.: \$180.00 (Ameren); Propane: <i>market, tank inc.</i>
<b>Lot Size m/l</b>	0.75 Acre	<b>Property Taxes m/l</b>	\$1,554.74 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions—Main Floor...**Kitchen: 10'3"x10'9"; Dining Room: 16'x12'4"; Living Room: 13'10"x15'; Full Bath: 11'5"x7'; Bedroom 1: 11'5"x10'3"; Bedroom 2: 13'x12'10"; **Upstairs...**Bedroom 3: 15'2"x14' (add. space: 4'10"x13'9"); 3/4 Bath: 7'10"x11'2"; \*Cellar Space (under kitchen): 10'x10'

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fire Place screen, door, grate, gas logs; Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Transmitters; Central Air Conditioning/HVAC System and components; Light fixtures, as they exist

**More Features...**100-amp electric service on breakers; 30'x40' pole barn built in 2006; office in pole barn includes AC/heat unit; septic system recently cleaned out; propane tank purchased from Wabash Valley FS; 15'x29' deck added in 2006; stamped/stained sidewalks added in 2015

***COUNTRY-LIVING IN RURAL EDWARDS COUNTY!!!***

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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