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746 Illinois Route 15
Browns, IL 62818

Asking Price: ~~\$159,900~~

Reduced: \$149,900

Information About Listing

Year Built	1879	County	Edwards
Type of Construction	2-Story, Brick	PIN	12-06-100-006 (Alt. #: 06-1-017-03)
Square Footage m/l	2,712 (TOTAL)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Ventless Gas
Bedrooms	4	A/C	Window Units
Bathrooms	1 Full, 1 Three-Quarter	Water	City
Foundation	Partial Basement (Brick)	Sewer	Septic
Garage	Detached, 2-Car (40'x'45)	Average Utilities m/l	Elec.: \$160 (Ameren); Gas: \$60 (Consumers)
Lot Size m/l	1.93 Acres	Property Taxes m/l	\$1,433.48 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Main Floor...Living Room: 16'x17'7"; Dining Room: 14'9"x13'; Kitchen: 17'x14'; Bedroom 1: 14'7"x15'10"; Bath: 6'x7'; Utility Room: 20'9"x9'5"; Basement: 14'6"x26'; **Upstairs...**Bedroom 2: 14'8"x13' (Oversized Closet: 7'x10'6"); Bedroom 3: 16'x13'; Upstairs Bath (Full): 8'x7'; Bedroom 4: 16'x16'10"; Extra Room: 16'x9'6"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fan(s); Window Air Conditioners (new kitchen A/C 2020 and upstairs hallway 2021); All Planted Vegetation; Existing Storm and Screens; Security System (owned); Water Softener (2021); Light fixtures, as they exist; Small deep freezer in utility room

More Features...200-amp service on breakers; tankless gas water heater (Takagi, 2021); whole-house water filter (2021); metal roof; hardwood floors under floor coverings throughout; three fireplaces (one is arched); several rooms are in the process of being remodeled; covered front porch and covered back patio area; interior/exterior basement access; large, historic 46'x100' barn; "Morton" pole barn (40'x45) with concrete floor, electricity, and sliding door

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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