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**304 S. Powell St.**

**Norris City, IL 62869**

**Asking Price: ~~\$145,000~~**

**Reduced: \$130,000**

### Information About Listing

<b>Year Built</b>	1940	<b>County</b>	White
<b>Type of Construction</b>	Frame, 2-story	<b>PIN</b>	17-28-209-004; 005; 008; 009
<b>Square Footage m/l</b>	2,445	<b>School District</b>	Norris City (Unit #3)
<b>Total Rooms</b>	9	<b>Heat</b>	Gas Forced Air
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central/Window Units (1 upstairs, 1 in sunroom)
<b>Bathrooms</b>	2	<b>Water</b>	City
<b>Foundation</b>	Crawlspace, Concrete Block	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (24'x29')	<b>Average Utilities m/l</b>	Elec.: \$126.00 (Ameren); Gas: \$122.00 (City)
<b>Lot Size m/l</b>	Irregular, app. 0.59 acre	<b>Property Taxes m/l</b>	\$714.65 (estimated w/ Owner Occ. Ex. ONLY)

### Notes

**Room Dimensions—Main Floor...**Living Room: 15'3"x15'4"; Kitchen: 8'4"x15'5"; Dining Room: 9'8"x14'11"; Master Bedroom: 12'4"x15'; Bathroom 1: 8'5"x9'7"; Family Room: 14'10"x19'5"; Bathroom 2: 4'11"x7'10"; Utility Room: 7'10"x9'11"; Sunroom: 15'7"x15'7"; Mechanic Room: 3'10"x4'11"; **Second Floor...**Bedroom 2: 11'6"x12'4"; Bedroom 3: 9'9"x13'2"; Landing/Potential Bedroom 4: 9'7"x12'

**Items Included—**Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Window Air Conditioners (1 upstairs, 1 in sunroom); All Planted Vegetation; Electronic Garage Door Openers with 2 Transmitters; Central AC/HVAC System and Furnace; Water Softener; Light Fixtures, as they exist; Small TV on Dining Room Wall

**More Features...**100-amp electrical service on breakers; shingle roof; aluminum siding; 40-gallon gas water heater; gas forced air furnace (new in 2006); double hung thermal windows; paneling, drywall, and plaster throughout; large covered front porch; 2-car attached garage with asphalt driveway; 18'x24' pole building with covered patio and electrical service situated on additional lots; **above tax estimate at current assessed value**

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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