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432 E. Glenwood Ave.

Olney, IL 62450

Asking Price: \$265,000

Information About Listing

Year Built	1960	County	Richland
Type of Construction	1-Story, Frame <i>see notes</i>	PIN	11-03-411-028
Square Footage m/l	1,816 (main level) <i>see notes</i>	School District	Richland CUSD #1
Total Rooms	8	Heat	Hot Water Heat
Bedrooms	4-5	A/C	Central
Bathrooms	3	Water	City
Foundation	Block, Finished, 1,227 sq. ft.	Sewer	City
Garage	2-car, Attached (below-grade)	Average Utilities m/l	Elec.: \$290.00 (Ameren); Gas: \$66.00 (IL Gas Co.)
Lot Size m/l	0.38 Acre	Property Taxes m/l	\$4,316.86 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Entry Way: 4’6”x13’; Eat-In Kitchen: 27’x12’5”; Living Room: 21’6”x15’; Master Bedroom: 16’2”x12’2”; en-Suite Bathroom (Three-Quarter): 7’2”x4’5”; Bedroom 2: 14’6”x11’; Bathroom 2 (Full): 8’5”x5’7”; Bedroom 3: 11’2”x12’8”; Study: 10’7”x12’2”; **Basement**—Bedroom 4: 23’6”x11’8”; Exercise Room: 13’2”x21’7”; Laundry 19’x11’ Bathroom 3 (Three-Quarter): 10’4”x7’7”; Basement Entry Way: 12’x7’3”

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Openers with 2 Transmitters; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist; Outdoor Shed

More Features...200-amp electrical service on breakers; asphalt shingle roof; vinyl double hung insulated windows; lots of updates throughout the home; stainless steel appliances; updated bathrooms; laminate, carpet and hardwood flooring; finished basement offers 1,227 sq. ft. of additional living space; 19’x11’ laundry room with cabinets, sink, and vinyl flooring; 6’x10’x6’4” front porch; 20’x12’ back deck (recently stained); landscaping; 10’x14’ storage shed

Washer, dryer, and some furnishings are NEGOTIABLE.

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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