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3939 E. Seven Hills Ln.

Olney, IL 62450

Asking Price: \$160,000

Information About Listing

Year Built	1922	County	Richland
Type of Construction	1-Story, Frame	PIN	06-32-200-006
Square Footage m/l	1,472	School District	Richland County CUSD #1
Total Rooms	6	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Three-Quarter	Water	Well
Foundation	Block Crawlspace (cellar)	Sewer	Septic
Garage	2-Car, Detached (28'x32')	Average Utilities m/l	Electric: \$135.00 (Norris Elec.); Gas: \$50.00 (IL Gas Co.)
Lot Size m/l	5 +/- Acres	Property Taxes m/l	\$2,098.06 (w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Entry Way: 4'4"x9'11"; Kitchen: 16'11"x10'2"; Dining Room: 15'4"x11'6"; Living Room: 16'2"x15'; Master Bedroom: 14'10"x14'6"; Bathroom (Full): 9'4"x7'4"; Bedroom 2: 13'x9'5"; Bedroom 3: 13'1"x9'3"; Bathroom 2 (Three-Quarter with Laundry): 9'2"x6'

Items Included—Range; Dishwasher; Garbage Disposal; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; TV Antenna System; Existing Storm and Screens; Electronic Garage Door Opener with 2 Transmitters; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist; Nest Thermostat

More Features... 100-amp electrical service on breakers; asphalt shingle roof; new gutters with leaf guards; new exterior lighting; hardwood, laminate, and ceramic tile flooring; custom window blinds throughout; 50-gallon water heater (2017); 9'7"x7'7" cellar; well pump and septic motor replaced in 2020; new garage doors

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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