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**202 CR 2500 N.**

**Mill Shoals, IL 62862**

**Asking Price: \$235,000**

### Information About Listing

<b>Year Built</b>	1975	<b>County</b>	White
<b>Type of Construction</b>	1-Story, A-Frame	<b>PIN</b>	01-20-476-003
<b>Square Footage m/l</b>	1800	<b>School District</b>	New Hope/FCHS
<b>Total Rooms</b>	5	<b>Heat</b>	Electric Baseboard and Mini Split
<b>Bedrooms</b>	3	<b>A/C</b>	Central and Mini Split
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	Mill Shoals
<b>Foundation</b>	Slab	<b>Sewer</b>	Septic
<b>Garage</b>	2-Car, Attached (23'11"x28'4")	<b>Average Utilities m/l</b>	Electric: \$210.00 (Ameren)
<b>Lot Size m/l</b>	4 Acres	<b>Property Taxes m/l</b>	\$1,593.54 (w/ no exemptions at current assessment)

### Notes

**Room Dimensions**—Entry Way: 3'10"x7'11"; Living Room: 16'11"x17'11"; Eat-In/Open Kitchen: 18'10"x14'9"; Master Bedroom: 20'7"x12'2"; en Suite Bathroom (Three-Quarter): 12'5"x5'4"; Bedroom 2: 8'9"x12'; Bedroom 3: 11'6"x19'5"; Bathroom (Full): 4'11"x7'; Laundry: 11'7"x7'1"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Build-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Invisible Fence System; Fireplace Screen; Existing Storm and Screens; Electronic Garage Door Opener(s) with 3(?) Transmitters; Central AC/HVAC System (including Mini Splits); Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; asphalt shingle roof (age ?); recently remodeled main living area including new kitchen countertops and painted cabinets, subway tile backsplash, updated fixtures, island with cooktop range; whitewash knotty pine tongue and groove ceiling; updated bathrooms including granite vanity tops; floor-to-ceiling brick see-through wood burning fireplace; large closets throughout including 9'5"x11'7" master bedroom walk-in closet; carpet and vinyl plank flooring throughout; oversized attached 2-car garage; 30'x15'6" poured concrete back patio; 30'x50' post frame building with 20'x10' covered concrete porch, 16'x10' and 9'x10' overhead doors, poured concrete floor and electric (2017); asphalt driveway, lots of mature trees

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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