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**2001 N. Nashville Rd.**

**Olney, IL 62450**

**Asking Price: \$475,000**

### Information About Listing

|                             |                                       |                              |  |
|-----------------------------|---------------------------------------|------------------------------|--|
| <b>Year Built</b>           | 2009                                  | <b>County</b>                | Richland   |
| <b>Type of Construction</b> | 2-Story, Frame                        | <b>PIN</b>                   | 13-34-300-009  |
| <b>Square Footage m/l</b>   | 2,880 (above grade); 1,632 (basement) | <b>School District</b>       | Richland County CUSD #1                                    |
| <b>Total Rooms</b>          | 12                                    | <b>Heat</b>                  | Geothermal, Electric and Radiant (basement floor)          |
| <b>Bedrooms</b>             | 8                                     | <b>A/C</b>                   | Central (Geothermal)                                       |
| <b>Bathrooms</b>            | 4 Full                                | <b>Water</b>                 | Well   |
| <b>Foundation</b>           | Full, Walkout Basement                | <b>Sewer</b>                 | Septic   |
| <b>Garage</b>               | <b>See Notes</b>                      | <b>Average Utilities m/l</b> | Elec. (Norris Electric): \$175.00 (House); \$175.00 (Shop) |
| <b>Lot Size m/l</b>         | 5 Acres Total                         | <b>Property Taxes m/l</b>    | \$5,517.16 (at current assessment w/ owner occ. exemption) |

### Notes

**Room Dimensions**—Eat-In Kitchen: 25'5" x 17'4"; Living Room: 24'5" x 15'3"; Master Bedroom: 15'6" x 13'6"; en Suite Bath: 11'3" x 4'10"; Bedroom 2: 13'11" x 11'2"; Main Bath (Full): 8'6" x 7'11"; **Upstairs...** Bedroom 3: 15'5" x 12'1"; Bedroom 4: 13'7" x 11'4"; Bedroom 5: 15'5" x 12'2"; Bedroom 6: 15'5" x 12'2"; Bathroom 2 (Full): 8'6" x 7'11"; **Walkout Basement...** Entry Way: 7'4" x 7'4"; Kitchen (with laundry): 25'9" x 18'; Bedroom 7: 13'6" x 11'9"; Bedroom 8: 13'6" x 11'9"; Office: 19'5" x 12'; Bathroom 3 (Full): 9'5" x 4'11"; Mechanical Room: 10'6" x 8'3"

**Items Included**—Microwave; Dishwasher; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Plant-ed Vegetation; AC/HVAC System and Components; Light Fixtures, as they exist

**More Features...**200-amp electrical service on breakers; metal roof and siding; vinyl insulated double hung windows; upstairs kitchen fully updated in 2021 including; soft close cabinets and drawers, granite countertops and recessed lighting; solid oak 6-panel doors and oak trim throughout; laminate, carpet, and linoleum flooring; large walk-in closets; 80-gallon and 30-gallon hot water heaters; 9'6" x 48' covered front porch; strawberry and asparagus garden

**Workshops**—**Building 1**...88'x54' garage/workshop with attached 20'x24' office area with one full bathroom; 5,232 square feet; post frame construction with insulated ceiling and walls, concrete floor and electrical; infrared propane heat on ceiling; 16' sidewalls; 3 oversized garage doors; propane tank; **Building 2**...64'x48' outbuilding; post frame construction; concrete floor; 16'x20' sliding doors; 30'x48' lean-to (no concrete); 3-phase power available at the road (does not currently extend to property)

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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