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301 ILLINOIS ROUTE 15 (WEST)

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6249 Hwy. 1 (Cowling)

Mt. Carmel, IL 62863

Asking Price: \$68,000

Information About Listing

Year Built	Circa 1940's (?)	County	Edwards
Type of Construction	Frame, 1-Story	PIN	12-26-400-029
Square Footage m/l	686 +/- (estimated)	School District	Wabash CUSD #348
Total Rooms	4	Heat	FA, Propane
Bedrooms	2	A/C	Central
Bathrooms	1 Full	Water	Well
Foundation	Crawlspace	Sewer	Septic (like-new)
Garage	Carport	Average Utilities m/l	Electric: \$80.00 (Ameren); Propane: **market value**
Lot Size m/l	0.67 +/- acre	Property Taxes m/l	\$555.97 (estimated w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Kitchen: 10'x12'; Living Room: 12'x13'; Bedroom 1: 10'x12'; Bedroom 2: 13'x9'; Bathroom (full): 8'x9'; Laundry: 7'6"x13'6"; Enclosed Front Porch: 11'x8'6"

Items Included—Refrigerator; Range; Washer (app. 3 y/o); Dryer; All Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All planted Vegetation; Existing Storm and Screens; Central Air Conditioning/ Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features....asphalt shingle roof; vinyl siding; hardwood and vinyl floors throughout; like-new propane water heater; wooden back deck

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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