



"See the difference **INTEGRITY** makes!"

**301 ILLINOIS ROUTE 15 (WEST)**

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***BROKER-OWNED***

**2002 CR 1975 E**

**Crossville, IL 62827**

***Asking Price: \$165,000***

### Information About Listing

<b>Year Built</b>	2005 (?)	<b>County</b>	White
<b>Type of Construction</b>	Manufactured	<b>PIN</b>	10-19-202-002; 003
<b>Square Footage m/l</b>	1,568	<b>School District</b>	Carmi-White County CUSD 5
<b>Total Rooms</b>	6	<b>Heat</b>	Electric Forced Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central ("Revolv", recently updated)
<b>Bathrooms</b>	2 Full	<b>Water</b>	Village of Crossville
<b>Foundation</b>	Crawlspace (underpinning)	<b>Sewer</b>	Septic (Rex Vault)
<b>Garage</b>	Pole Barn, 2-Car (28'x30')	<b>Average Utilities m/l</b>	Elec.: Wayne-White; <b>ALL ELECTRIC SEE NOTES</b>
<b>Lot Size m/l</b>	5.85 +/- Acres	<b>Property Taxes m/l</b>	\$1,433.95 (estimated w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 17'8"x16'9"; Kitchen: 12'11"x13'5"; Dining Room: 12'11"x9'9"; Master Bedroom: 16'10"x12'10"; Walk-in Closet: 12'11"x4'5"; en-Suite Master Bath (full): 9'4"x10'10"; Bedroom 2: 12'11"x9'5"; Bedroom 3: 13'2"x12'11"; Main Bathroom (full): 9'4"x5'; Laundry/North Entry: 12'11"x6'11"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; asphalt shingle roof (age ?); vinyl siding and windows (original ?); drywall and paneling; new vinyl plank flooring throughout; open concept floor plan; master bath features corner bath and walk-in shower, double vanity; 40-gal. "Rheem" electric water heater (2005); large front and side decks (recently rebuilt); numerous recent updates including flooring, doors, central AC unit, interior paint, several new fixtures, etc.; **Additional information**...Accurate monthly utility averages were not available due to vacancy.

***ATTRACTIVE MANUFACTURED HOME ON NEARLY SIX ACRES  
IN WHITE COUNTY NEAR CALVIN, CROSSVILLE, AND PHILLIPSTOWN!!!***

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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