



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

301 ILLINOIS ROUTE 15 (WEST)
Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:
Tina Wells (618) 599-0186
Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527
Lyndell Rice (618) 384-6563
Cory Ristvedt (618) 839-5999



BROKER-OWNED

2002 CR 1975 E
Crossville, IL 62827

Asking Price: ~~\$155,000~~

Reduced: \$145,000

Information About Listing

Year Built	2005 (?)	County	White
Type of Construction	Manufactured	PIN	10-19-202-002; 003
Square Footage m/l	1,568	School District	Carmi-White County CUSD 5
Total Rooms	6	Heat	Electric Forced Air (2022)
Bedrooms	3	A/C	Central ("Revolv", 2022)
Bathrooms	2 Full	Water	Village of Crossville
Foundation	Crawlspace (underpinning)	Sewer	Septic (Rex Vault)
Garage	Pole Barn, 2-Car (28'x30')	Average Utilities m/l	Elec.: Wayne-White; ALL ELECTRIC SEE NOTES
Lot Size m/l	5.85 +/- Acres	Property Taxes m/l	\$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; Vinyl siding and windows (original); Open concept floorplan; Drywall throughout; Dusk Cherry "Lifeproof Luxury Vinyl Plank flooring" ++ throughout; Two full baths (EnSuite) master bath features corner soaking tub and separate walk in shower plus a double vanity; All new 2022 Electric Furnace, Central Air and 40 gallon Hot Water Heater; Two new (front and side) decks with panoramic view of the countryside; Newer Stainless Steel Stove and Refrigerator

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

integritylistings.net • integrityauctions.net • facebook.com/integritysells