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301 ILLINOIS ROUTE 15 (WEST)

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873 CR 850 N

Browns, IL 62818

Asking Price: \$359,900

Information About Listing

Year Built	2016	County	Edwards
Type of Construction	1-Story, Frame	PIN	12-05-200-012
Square Footage m/l	2,053	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas FA ("Carrier" 2016)
Bedrooms	2-3	A/C	Central ("Carrier" 2016)
Bathrooms	1 Full, 1 Three-Quarter, 1 Half	Water	City of Albion
Foundation	Crawlspace	Sewer	Aerated Septic System
Garage	2-Car, Attached (28'x29')	Average Utilities m/l	Elec.: \$252.00 (Ameren); Gas: \$54.87 (Consumers)
Lot Size m/l	1.5 +/- Acres	Property Taxes m/l	\$6,449.90 (w/ owner occ. ex. only)

Notes

Room Dimensions—Living Room/Front Entry: 20'6"x15'11"; Kitchen: 10'10"x14'3"; Dining Room: 11'11"x12'; Master Bedroom: 14'5"x16'1"; en Suite Bath (Full): 15'x9'6"; en Suite Walk-in Closet: 15'x6'; Bedroom 2: 12'x12'; Office/Bedroom 3: 8'x12'3"; Bathroom 2 (three-quarter): 8'4"x8'8"; Laundry Room/Half Bath: 7'10"x10'3"

Items Included—Refrigerator ('24); Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Fireplace Gas Logs (**see notes**); Existing Storm and Screens; ADT Security System (**see notes**); Electronic Garage Door Opener with 2 Transmitters; Central AC/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist; GENERAC Whole-House Generator

More Features...200-amp electrical service on breakers; architectural shingle roof; brick siding; open floor plan; luxury vinyl plank, carpet, and luxury vinyl tile flooring throughout; beautiful trim, moldings, and some wainscot throughout; en suite master bath with walk-in shower, corner bathtub, makeup vanity, and double sinks; large master walk-in closet connected to en Suite bathroom and master bedroom; lots of large closets throughout; Navien tankless gas water heater with expansion tank ('17); whole house water filter and water softener; insulated attached 2-car garage; 4'x29' covered front porch; 5'x21' covered back porch; 55'x100' pole barn with sliding doors, 14' side walls, scissor trusses, electric, and gravel floor; 24'x30' pole barn with concrete floor, foamboard insulation, 9' sidewalls and electric

Additional Information...fireplace is not currently functioning because it is set up to run on propane; security system will require a subscription plan

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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