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301 ILLINOIS ROUTE 15 (WEST)

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563 CR 2925 E

Ellery, IL 62833

Asking Price: \$245,000

Information About Listing

Year Built	1980	County	Wayne
Type of Construction	1-Story, Frame	PIN	15-24-029-012
Square Footage m/l	2,048	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas FA ("Carrier")
Bedrooms	4	A/C	Central ("Carrier")
Bathrooms	1 Full, 1 Three-Quarter	Water	Ellery Water
Foundation	Block Crawlspace	Sewer	Septic
Garage	n/a	Average Utilities m/l	Elec.: \$155.25 (Wayne-White); Propane: *market value*
Lot Size m/l	6 +/- Acres	Property Taxes m/l	\$1,461.14 (w/ owner occ. ex. at current assessment)

Notes

Room Dimensions—Kitchen w/ Dining Area: 19'7"x15'4"; Living Room: 19'8"x12'6"; Family Room: 11'8"x18'5"; Master Bedroom: 13'3"x11'1"; Bedroom 2: 9'x12'8"; Bathroom 1 (full): 8'1"x11'1"; Bedroom 3: 10'1"x11'5"; Bedroom 4: 10'x11'5"; Bathroom 2 (three-quarter): 4'11"x7'5"; Laundry Room: 12'7"x9'4"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware (except girls' bedroom); Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Water Softener; Whole-House Filter; Light Fixtures, as they exist; Fencing Around Pasture; Hog Waterers (north building)

More Features...200-amp electrical service on breakers; architectural shingle roof ('22); vinyl siding ('20) w/ some brick; dual pane, vinyl replacement windows; vinyl and ceramic tile flooring throughout; kitchen remodeled in 2018 including new cabinets, backsplash, concrete countertops and flooring; bathroom 2 added in 2018; lots of closets/storage throughout; 40-gallon "Richmond" electric water heater; 8'x22' covered front porch; 16'x10' covered back porch with new concrete cap, railings, and roof ('23); 24'x40' barn with metal roof/siding, partial concrete floor, and water hydrant w/ shut-off valve; 32'x32' pole barn with metal roof/siding, concrete floor, and 7'x9' overhead door; small pond; fenced pasture; Persimmon trees; Frontier DSL internet available

Additional Information...dog kennel fencing and loose fencing/gates NOT included

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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