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301 ILLINOIS ROUTE 15 (WEST)

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8907 N. 1400 Blvd.
Mt. Carmel, IL 62863
Asking Price: \$305,000

Information About Listing

Year Built	1990	County	Wabash
Type of Construction	1-Story, Frame	PIN	10-23-200-004-01
Square Footage m/l	1411	School District	Wabash CUSD #348
Total Rooms	6	Heat	Gas Forced-Air
Bedrooms	3	A/C	Central
Bathrooms	1 Full; 1 Three-Quarter	Water	Rural Wabash County Water
Foundation	Crawlspace	Sewer	Septic
Garage	Attached, 2-Car (21'x30')	Average Utilities m/l	Electric: \$200.00 (MCPU); Propane: <i>*market value*</i>
Lot Size m/l	6.44 +/- Acres	Property Taxes m/l	\$2,488.06 (EST. with Owner Occupied Ex. ONLY)

Notes

Room Dimensions—Kitchen: 12'3"x8'; Dining Room: 10'x11'; Living Room: 16'5"x11'5"; Master Bedroom: 12'10"x13'5"; en Suite Bathroom (three-quarter): 5'x6'6"; Bedroom 2: 13'7"x9'7"; Bedroom 3: 14'5"x11'; Bathroom 2 (full): 4'9"x7'; Laundry: 5'10"x7'

Items Included—Garbage Disposal; All Tacked Down Carpeting; All Window Treatment Hardware; Ceiling Fans; TV Antenna System; Existing Storms and Screens; Central Air Conditioning/Furnace/HAVAC System and Components; Water Softener; Light Fixtures, as they exist; Propane Tank

More Features...200-amp electrical service; new asphalt shingle roof (2026); brick siding; carpet and ceramic tile flooring throughout; 40-gallon "Lochinvar" gas water heater; updates including new central air conditioner and furnace ('25), new hot water heater, new light fixtures and paint ('23), new paneling in utility room and new baseboards ('26); 5'x21' covered front porch; 50'x72' outbuilding; fully stocked pond

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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