

Crawford County Real Estate, Inc.

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LISTING # 01600

Showing Instructions:

Call for appt.



DIRECTIONS:

South through New Hebron to stop sign, turn right (1125th) to first road on left (400th Ave.), property on left.

Property Type	Manufactured
No. Rms.	6
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
3rd Floor	
Basement	crawl
Foundation	block
Walls	drywall
Floors	lamine, carpet, vinyl
Porch	covered wraparound
Roof	shingle 2016
Windows	thermal replacement
Garage	50'x30' detached
Exterior	vinyl
Heat/AC	propane/CA
Water Heater	new 40 gal
Street	asphalt
Alley	none



Price:	\$198,500	\$210,000
Address of Property	11970 E. 400th Ave.	
School Dist.	Flat Rock, IL 62427	
Water/Sewer	city/septic	
Size of Lot	5 acres +/-	
Taxes	' 16 \$159.16 + \$84 (2 exemptions)	
Approximate Age	1984	
Equalizer		
Tax I.D. #08-0-34-000-017-001		
REMARKS:	(All information believed correct, but not guaranteed.)	

Very well maintained & updated manufactured home situated on 5 acres in the country. Remodeled baths, new carpet, newer laminate flooring. New sidewalks in 2015 & beautiful landscaping with Coy pond & waterfall. Several outbuildings for gardening, woodworking, RV & boat storage with asphalt drive on a blacktop road.

<u>LIVING ROOM:</u>	17'x20', cathedral ceiling, new carpet, elec. fireplace, 2 new remote conral ceiling fans w/ light, office area with newer laminate flooring, built-in desk & cabinets
<u>KITCHEN:</u>	9'x13', newer laminate flooring, bar w/ seating, trash compactor, dishwasher, lots of cabinets, s.s. sink w/ new fixtures, built-in microwave, range & refrigerator (may replace refrigerator)
<u>DINING ROOM:</u>	14'x10', newer laminate flooring, new drywall & wainscoting, overhead lighting, French doors to large deck
<u>UTILITY ROOM:</u>	12'x4.5, newer laminate flooring, w/d hook-ups, lots of storage, overhead light, large pantry
<u>MASTER BR:</u>	13'x16', new carpet, new drywall & ceiling, new ceiling fan w/ light, his & hers closets
<u>MASTER BATH:</u>	8'x7', remodeled, walk-in shower, linen cabinet, new vanity sink w/ storage, mirrored medicine chest w/ lighting, toilet, vinyl flooring, exhaust fan w/ light
<u>FULL BATH:</u>	5'x8', remodeled ' 14, vinyl, jacuzzi tub w/ showerhead , sink w/ storage underneath, mirrored medicine chest with lighting, exhaust fan, toilet
<u>NW BEDROOM:</u>	11'x10', laminate flooring, ceiling fan w/ light, closet, cabinets, Knotty Pine
<u>SW BEDROOM:</u>	11'x13', new carpet, ceiling fan w/ light, closet
<u>METAL GARAGE:</u>	50'x30', poured concrete, shop area, workbenches, 300,000 BTU furnace, insulated
<u>RV CARPORT:</u>	oversized 24'x36'x13', asphalt, open front
<u>OUTBUILDINGS:</u>	
<u>GARDEN SHED:</u>	12'x26'; <u>STORGE SHED:</u> 24'x36', poured concrete; <u>GREENHOUSE:</u> 6'x12'
	<u>2nd STORAGE SHED:</u> 32'x24', propane heat