

Residential
6184749 Active**13843 INDIAN BOUNDARY ST**
Paris, IL 61944L\$117,500 

County: Edgar
Subdivision y/n: No
Lake/ Name: No
School: Paris Dist. 4
Elem School:
Middle School:
High School:
Acres Apx: 2.01
CFD Available: No
Lot SF: 87700
Water: Well
Sewer: Septic
REO: No
HOA/COA: No
Monthly Dues:

Year Built: 1900
Zoning: RES
Taxes/ Yr: \$1,592.18/ 2017
Tax Exemption: Owner Occupied
Tax ID: 09-14-17-200-006
Apx Lot Dim:
Radon Disc: Yes
Lead Paint Disc: Yes
Seller Disc: Yes
Covenants/Restrict:
Annual Dues:
Quarterly Dues:

Style:	Story:	R	O	O	M	V	D	N	I	A	M	M	E	A	F	PL	XO
Bedrooms: 4	Rooms: 10																
Baths Total: 1	Master Bath: No																
Master on Main: No	Laundry on Main: Yes																
Fireplace: 1																	
SF Provided By: Courthouse																	
Total Fin. SF Area Apx: 3,024																	
Total Fin SF Abv Grade Apx: 3,024																	
Main SF Apx: 1,512																	
Upper 1 SF Apx: 1,512																	
Upper 2 SF Apx:																	
Lower SF Apx:																	
Bsmt SF Apx: 0																	
Bsmt Fin SF Apx: 0																	
Bsmt UFin SF Apx: 676																	

Elec/Nat Gas Exp. \$	Propane GPY:	Tank Own/Rent: leased
Features Interior: Breakfast Nook , Ceiling Fan , Fireplace Gas , Hardwood Floors , Insul Glass Window , Sump Pump , Walk-in Closet , Carbon Monoxide Detector , Carpeted Floors , Drywall , Laminate Flooring , Plaster , Replacement Windows , Smoke Detector		
Features Exterior: Horses Allowed , Deck , Propane Tank - Leased , Large Trees , Level , Workshop Area , Outbuildings , Above ground pool , Garage Opener , Porch		
Exterior Apear: Vinyl		
Appliances: Dishwasher , Dryer , Microwave , Range , Range Hood , Washer		
Garage : 2 Car , 2.5 Car , Detached	Drive Construct.: White Rock	
Found. Type: Basement , Crawl , Partial	Roof: Shingle	
Cooling: Central	Heat: Forced Air , Propane , Wood	
Water Heater: Electric	Porch: Front	

Remarks: Inviting country home on 2.01 acres with covered front porch! Home has 4 bedrooms with an additional storage room that could be used as a 5 bedroom or converted to a second bath. Huge bathroom on main level with shower/tub combination and double sinks! Open concept kitchen and dinning room with an adjoining family room with fireplace that stays! Newer flooring in the kitchen, bath, family room & upstairs carpet. 2 separate 2-car detached garages with separate 100 amp service. Recent updates include: well pump, rebuilt staircase, above ground pool, back deck and kitchen counter tops/back splash. (wood boiler is negotiable and shed/grain bins not included). Call for your showing today!

Directions: Route 1 north of Paris. Can turn east on Moss Rd or 1375 Rd to Indian Boundary. Turn left. House on left right after 1375th rd. Or Clinton Rd then left at Indian Boundary Rd.

Legal: S17 T14 R11 2.01 A IN FRL NE WIBL

P R E P A R E D B Y



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