






<b>Residential</b>		<u>1498 IL HWY 1</u>		 (14)		<b>L\$129,900</b> <input type="checkbox"/>	
<b>6190216 Active</b>		<b>Marshall, IL 62441</b>					
		<b>County:</b> Edgar		<b>Year Built:</b> 1968			
		<b>Subdivision y/n:</b> No					
		<b>Lake/ Name:</b> No					
		<b>School:</b> Paris Dist. 4		<b>Zoning:</b> RES			
		<b>Elem School:</b>		<b>Taxes/ Yr:</b> \$2,369.00/ 2017			
		<b>Middle School:</b>		<b>Tax Exemption:</b> Owner Occupied			
		<b>High School:</b>					
		<b>Acres Apx:</b> 2.16		<b>Tax ID:</b> 14-24-07-300-005 & -006			
		<b>CFD Available:</b> No		<b>Apx Lot Dim:</b>			
		<b>Lot SF:</b> 94100		<b>Radon Disc:</b> Yes			
		<b>Water:</b> Rural		<b>Lead Paint Disc:</b> Yes			
		<b>Sewer:</b> Septic		<b>Seller Disc:</b> Yes			
		<b>REO:</b> No		<b>Covenants/Restrict:</b>			
		<b>HOA/COA:</b> No		<b>Annual Dues:</b>			
		<b>Monthly Dues:</b>		<b>Quarterly Dues:</b>			
<b>Style:</b> Ranch		<b>Story:</b> 1 Story		<b>R O O M V D N L I A M M E A F P L X O</b>			
<b>Bedrooms:</b> 3		<b>Rooms:</b> 6		Living Room		Main 26' X 13' Hardwood	
<b>Baths Total:</b> 2		<b>Master Bath:</b> Yes		Dining Area		Main 10'6" X 11'6" Laminate	
<b>Master on Main:</b> Yes		<b>Laundry on Main:</b> Yes		Kitchen		Main 15' X 11'6" Laminate	
<b>Fireplace:</b> 0				Master Bedroom		Main 13'6" X 11'6" Hardwood	
<b>SF Provided By:</b> Courthouse				Bedroom 2		Main 12' X 11' Hardwood	
<b>Total Fin. SF Area Apx:</b> 1,431				Bedroom 3		Main 11' X 10' Hardwood	
<b>Total Fin SF Abv Grade Apx:</b> 1,431				Bath 1		Main Lavatory, Shower, Toilet, Tub Laminate	
<b>Main SF Apx:</b> 1,431				Bath 2		Main Lavatory, Shower, Toilet Laminate	
<b>Upper 1 SF Apx:</b>							
<b>Upper 2 SF Apx:</b>							
<b>Lower SF Apx:</b>							
<b>Bsmt SF Apx:</b>							
<b>Bsmt Fin SF Apx:</b>							
<b>Bsmt UFin SF Apx:</b>							
<b>Elec/Nat Gas Exp. \$</b>		<b>Propane GPY:</b>		<b>Tank Own/Rent:</b>			
<b>Features Interior:</b> Ceiling Fan , Hardwood Floors , Laminate Flooring , Replacement Windows							
<b>Features Exterior:</b> Asphalt Parking , Landscaped , Fenced Yard , Large Trees , Workshop Area , Outbuildings , Porch							
<b>Exterior Appear:</b> Brick , Vinyl							
<b>Appliances:</b> Microwave , Range							
<b>Garage :</b> 1.5 Car , 2 Car , Attached , Detached				<b>Drive Construct.:</b> Asphalt			
<b>Found. Type:</b> Crawl				<b>Roof:</b> Shingle			
<b>Cooling:</b> Central				<b>Heat:</b> Forced Air , Propane			
<b>Water Heater:</b> Propane				<b>Porch:</b> Front			
<b>Remarks:</b> Move-in ready 3 bedroom, 2 bath ranch home on over 2 acres south of Paris...Nicely updated with open kitchen/dining and recently remodeled baths. Hardwood floors through much and tastefully decorated. Replacement windows. FA/CA. Clark-Edgar water. 2-car attached garage AND additional 1.5 car detached garage. Covered front porch and nice patio at the back with privacy fence enclosing part of the backyard. Additional lot to the south was purchased and is included in the sale of this property. Call today for an appointment to see soon!!							
<b>Directions:</b> Route 1 North of Paris appr. 7 miles. Brick ranch on east side just north of Oliver.							
<b>Legal:</b> S7 T12 R11 N PT NW SW E OF RD. LOT SIZE: 1.07A and PT NW SW E OF RD LOT SIZE: 1.09A							
		<b>P R E P A R E D B Y</b>					
		<b>Victoria Keys</b>		<b>Agent Cert. :</b> Managing Broker, GRI			
		<b>Keys Realty &amp; Appraisals</b>		<b>Email :</b> <a href="mailto:bykeys_83@frontier.com">bykeys_83@frontier.com</a>			
		<b>510 S. Main</b>		<b>Direct Ph# :</b> (217) 466-6800			
		<b>Paris, I 61944</b>		<b>Other Ph# :</b> (217) 712-0385			
				<b>Fax Ph# :</b> (217) 466-6365			
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