



116 S DOUGLAS ST., P.O. BOX 8578  
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Reduced 10/4/17

**WEBER REALTY**

Call Sherri Murray for an appointment

**Showing Instructions:**

**Property Type**

	Bedrooms	Bath
1st Floor	2	1
2nd Floor	2	
Basement		
Foundation	crawl space	
Exterior	new vinyl in 2007	
Porch	covered front	
Roof	new shingles in 2007	
Garage	2 car attached	
Size of Lot	1.42 acres +/-	
Heat	gas fa	
Air Cond.	central	
Water Heater	40gal gas new 2017	
Approximate Age	1950's	
Termite Policy	yes	
School Dist.	Robinson	
Water	Hardinville	
Sewer	Septic	
Taxes Pd. 2017	\$1694.98 & \$55.88	



<b>Tax ID</b>	08-2-02-000-002-001	<b>Property Address:</b>	3772 N 1250th St	Flat Rock, IL 62427
<b>Key</b>	lockbox	<b>Owner:</b>	Travis R & Erin E Adams	
		<b>Listing Price:</b>	\$179,900.00	
		<b>Listed by:</b>	Sherri Murray	

Move in ready home. Completely remodeled Kitchen with custom made cabinets, quiet close drawers. Completely remodeled bathroom. This home has a Hardy Wood Burning Boiler outside. Whole house water filtration system and water softener. Plumbing and electric have been Updated. Built in office area in kitchen.

**REMARKS:**

Living Room	14'3"x19'2"	Laminate floor, ceiling fan
Kitchen/Dining	10'2"x12'8"	New kitchen 2014. Custom cabinets, quiet close drawers & solid surface countertop
Utility	6'8"x9'3"	Vinyl plank floor
Dining	13'8"x13'10"	Vinyl plank floor with basket weave chair rail
Bedroom	9'3"x12'11"	Carpet and closet
Bedroom	14x12	Carpet with large closet
Bathroom	10'x9'3"	Large remodeled bathroom with tub/shower and tiled surround. Vinyl floor
Upstairs		
Bedroom	14'8"x16'2"	carpet, closet
Bedroom	11'5"x12	carpet and large closet

Home has a barn and metal building. Propane tank is owned. Ground south of the home would be great for a pole barn. Has electric, water, sewer right there as well as a circle drive. Garage is set up for a bathroom and has a work area set up

