



WEBER REALTY

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Showing Instructions:

Please call Amy for showings

Property Type	Ranch	
1st Floor	Bedroom	Bath
2nd Floor	3	1
Basement	1	1
Foundation	Poured	
Exterior	Brick/vinyl	
Porch	Front/Decks	
Roof	Shingle	
Garage	2 car att/2 detach	
Size of Lot	3.77 ac m/l	
Heat	Gas FA	
Air Cond.	Central Air	
Water Heater	30 Gal Elect	
Approximate Age	1978	
Termite Policy	Cleavelands	
School Dist.	Palestine	
Water	City	
Sewer	Septic	
Taxes Pd. 2019	\$1,633.10 & \$251.50	
Key	Lockbox	
Tax I.D.	09-2-01-000-003-000 09-2-01-000-019-000	



Property Address:	3734 N St. Highway 33, Flat Rock, IL
Owner:	Tom & Betty Woodward
Listing Price:	\$225,000.00
Listed by:	Amy Stone

Remarks: This home sits on 3.77 acres just south of Palestine. Beautiful updated kitchen with Amish custom cabinets, full finished basement and multi level deck are just a few of the features. The 30'x40' metal building is an added bonus. Gorgeous view from deck!!

Living Room: 19'x11'10" Laminite flooring, paint, brick fireplace hearth w/electric insert
 Kitchen/Dining: 19'4"x15'3" Laminite flooring, paint, custom cabinets, decorative backsplash& lighting, **Microwave & dishwasher remain**

Utility Room: 9'8"x6'4" Vinyl flooring, paneling, storage cabinets, w/d hook ups, electric box
 Bathroom: Vinyl flooring, paneling, large vanity, stool, tub/shower combo
 NE Bedroom: 11'7"x11'7" Carpet, paint, closet, ceiling fan w/light
 SE Bedroom: 11'x11' Carpet, paint, closet, ceiling fan w/light
 SW Bedroom: 11'3"x11'9" Carpet, paint, closet, ceiling fan w/light
 Basement: 27'x20'2" Carpet, paneling, brick fireplace (capped), **pool table remains**
 Bedroom: 13'3"x21' Carpet, paint, closet, ceiling fan w/light, large built in storage area, walk in closet
 Bar Area: 13'4"x7'5" Vinyl flooring, bar & back bar w/storage
 Bathroom: Vinyl flooring, paint, vanity, stool, shower/tub combo

R2.25

All information is believed correct, but not guaranteed.

