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REDUCED 11/9/2026

WEBER INSURANCE & REALTY BROKERS INC

Showing Instructions: Occupied, please call for an appointment.

Property Type	Victorian	
	Bedroom	***Bath***
1st Floor		1/2
2nd Floor	4	1
3rd Floor	Loft	1/2
Basement	1	2
Foundation	Block & poured concrete	
Exterior	Composite	
Porch	Front & upper balcony	
Roof	Metal Shingle	
Garage	3 Car Oversized Attached	
Size of Lot	.39 acre	
Heat	F/A	
Air Cond.	C/A	
Water Heater	Instant (gas), 48 gal electric	
Approximate Age	1910	
Termite Policy	None	
School Dist.	Robinson	
Water	City	
Sewer	City	
Key	Lockbox	
Taxes 2024	$5,543.44	
Tax I.D.	08-4-06-040-083-000	



Property Address:	202 West 1st Street, Flat Rock, IL. 62427
Owner:	Bruce & Ashley Hardiman
Listing Price:	$349,999
Listed by:	Jennifer Crampton (618)554-6268

REMARKS: Step into this stunning, completely updated, three-story Victorian where historic charm meets today's finest finishes. From the beautiful wraparound porch to the gorgeous hardwood floors throughout, every detail has been thoughtfully updated. The chef's dream kitchen features professional-grade appliances, while the oversized attached three car garage with additional work area provides convenience. A truly one-of-a-kind home offering timeless character, modern comfort, and craftsmanship that is a must see!

Foyer:	19x15	Hardwood, chandelier, recessed lights, gas fireplace, pocket door
Living Room:	15x15	Hardwood, decorative light (reserved), recessed lights, pocket door
Half Bath:		Hardwood, vanity light, vanity, sink, toilet, wood mirror above vanity (reserved)
Dining Room:	15x19	Hardwood, chandelier, recessed lights, built-in Butlers pantry
Kitchen:	20x13	Hardwood, pendant lights, recessed lights, farm sink, Thermador professional grade appliances included with warming drawer, heat lamp, rotisserie, pot filer, convection oven, convection microwave, coffee/cappuccino maker, additional Bosch refrigerator/freezer, granite counter tops
Mud Room:	10x8	Hardwood, recessed lights, coat rack & shelves remain
Rec Room:	47x27	Painted floor, fluorescent lights, stairs to garage
Garage:		3 car oversized attached
Full Bath:		Concrete floor, vanity light, shower, pedestal sink, toilet
Hair Salon:	27x10	Salon items reserved (chair, bowl & mirror)
Laundry Room:	15x16	Painted concrete floor, washer/dryer (reserved), Instant gas hot water heater with 48 gal electric backup hot water heater, laundry sink & cabinets, water softener, security system (currently not activated)

Basement:

Basement:		
Man Cave/Bar Area:	15x17	Painted concrete, recessed lights
Family Room:	19x15	Painted concrete, recessed lights
Full Bath:		Painted concrete, recessed lights, tiled shower, vanity, linen closet, toilet
Bedroom:	18x14	Painted concrete, recessed lights
2nd Floor:		
Full Bath:		Hardwood, recessed lights, vanity lights, tiled shower, dbl vanity with granite, toilet
NE Bedroom:	15x13	Hardwood, recessed lights, ceiling fan, closet
SW Bedroom:	15x13	Hardwood, recessed lights, ceiling fan, closet
SE Bedroom/Office:	15x10	Hardwood, recessed lights, ceiling fan, closet
NW Bedroom:	15x14	Hardwood, recessed lights, closet (access to 3rd floor loft)
3rd Floor:		
South Open Area:	20x13	Hardwood, decorative lighting, beams
North Open Area:	18x14	Hardwood, decorative lighting, beams
Half Bath:		Hardwood, vanity light, vanity, toilet

R 2.7

All information is believed correct, but not guaranteed.

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