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301 ILLINOIS ROUTE 15 (WEST)

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530 N. Washington St.

Olney, IL 62450

Asking Price: \$94,300

Information About Listing

Year Built	1955	County	Richland
Type of Construction	1-Story, Frame	PIN	06-35-307-009
Square Footage m/l	1,118	School District	Richland County CUSD #1
Total Rooms	5	Heat	Gas FA ('25)
Bedrooms	3	A/C	Central ('25)
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Crawlspace	Sewer	City
Garage	Attached, 1-Car (12'x20')	Average Utilities m/l	Elec.: Ameren; Gas: IL Gas Co. see notes
Lot Size m/l	70'x120'	Property Taxes m/l	\$1,616.40 (w/ no exemptions at current assessment)

Notes

Room Dimensions—Eat-In Kitchen: 11'5" x 16'10"; Living Room: 13'4" x 18'; Master Bedroom (upstairs): 10'4" x 12'; en Suite Bath (Half): 3'10" x 5'4"; Bedroom 2: 9'2" x 11'6"; Bedroom 3: 11'6" x 12'; Full Bathroom: 6'x9'8"; Enclosed Back Porch: 9'7" x 21'4"

More Features...100-amp electrical service on breakers; numerous improvements in 2025 include new asphalt shingle roof, new garage door, replacement windows throughout, refinished hardwood floors, new laminate flooring, renovated bathrooms, new HVAC system, fresh exterior and interior paint; 40-gallon gas water heater (age ?); shed; partially fenced back yard

Additional Information...utility averages unavailable due to vacancy

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. **m/l = more or less**

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