

Real Estate Auction of Lake Front Property

Wednesday, November 30, 2016 @ 12pm

1284 Howard Road, Marion, IL 62959



Auction Held: On-site

Property Viewing:
Sun., Nov. 27th
2:00 - 4:00 pm

87' of Shoreline

3 BR/ 3 BA, 2,210+/-
SF Home w/ 2 Car
Garage

Excellent Vacation
Home Opportunity

Maintenance Free
Exterior

Walk-Out Basement

Charming Home On Lake of Egypt

Property Features

3BR/3BA RANCH HOME ON 1/2+/- AC. GENTLY SLOPING CORNER LOT
OVERSIZED 2 CAR GARAGE | 130' +/- OF LAKE OF EGYPT SHORELINE | FENCED
BACK YARD | HALF CIRCLE DRIVEWAY | PARTIALLY FINISHED WALK-OUT BASEMENT
EAT-IN KITCHEN W/ BREAKFAST BAR | DINING ROOM | LIVING ROOM W/ EXPOSED
BRICK WALL & FIREPLACE | LAMINATE FLOORS | WRAP AROUND WOOD DECK
COVERED PATIO | 1,000 GAL. OWNED PROPANE TANK | GAS FURNACE | ELECTRIC
WATER HEATER | FORCED WARM AIR HEAT | CENTRAL AIR | PEACH TREES | APPLE
TREES | BLUEBERRY BUSHES | BLACKBERRY BUSHES | GARDEN

Updates

2009-2015: NEW 200 AMP ELECTRIC PANELS & WIRING | WHOLE HOUSE
GENERATOR | ROOF REPLACED | ADDED INSULATION THROUGHOUT WHOLE HOUSE
NEW VAPOR BARRIER & AUTOMATIC VENTS IN CRAWL SPACE | NEW BOAT DOCK
& BEACH | FINISHED GARAGE W/ INSULATED GARAGE DOOR | NEW VINYL FENCING

Public Water & Sewer Provided By: Lake Egypt Water & Sewer

County: Williamson | Parcel ID No's.: 10-25-302-001 | Total 2015 Taxes: \$3,579
Zoning: Single Family | Exemptions: Owner Occupied | Total Lot Size: .51 +/- Ac.
Association Fees: \$25 / Year OR \$88 Every 4 Yrs. | Schools: Marion USD 2 & Marion HS

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