

TRENTON, IL

REAL ESTATE AUCTION

Weds., January 18, 2017 @ 4 pm

3BR Home w/ Lots of Potential



OPEN HOUSE: Sun., Jan. 15th ~ 12 - 2 pm

**Address: 222 E Iowa Street
Trenton, IL 62293**

Auction Held On Site

ROOM	DIM	FLOORING
Living Room	17 x 11	Wood
Kitchen	13 x 12	Vinyl
Dining Room	15 x 12	Wood
Sitting Room	10 x 08	Wood
Master Bedroom	13 x 11	Carpet
Bedroom 2	13 x 10	Carpet
Bedroom 3	13 x 13	Carpet
Bonus Room	06 x 06	Vinyl
Full Bath	09 x 06	Vinyl

Rooms: 8
Bedrooms: 3
Total Baths: 1
Full Baths: 1
3/4 Baths: 0
Half Baths: 0

Style: 1.5 Story
Exterior: Aluminum
Roof: Shingle

Heat: Forced Air
Fuel: Gas
A/C: Central
Electric: Fuses
Water: Public
Water Heater: Gas
Sewer: Public
Basement: Full, Unfinished

Fin Basement Rooms: None
Fireplaces: None
Garage: Detached 1 Car
Driveway: Gravel

Sq. Ft. Above: 1,235
Sq. Ft. Below: 0
Total Finished: 1,235
Year Built: 1865

Elem Sch: Wesclin Dist #3
Mid Sch: Wesclin Dist #3
High Sch: Wesclin

Total Land/Acres: .334
Total Lot Size: 82 x 176
Features: Shed, Covered Front Porch, Patio
Pool: None

County: Clinton Parcel ID No.: 05-05-20-369-006
2015 Taxes: \$1,438 Zoning: Single Family
Exemptions: Owner Occupied

Attention Investors / Rehabbers! 3 Bedroom home on sizeable lot with 1 car detached garage & shed is needing a new owner to bring their creativity and give this older, yet charming home a new beginning. The main floor offers a spacious living room and sitting room that are open to each other, a dining room with a bonus area, and a kitchen with center island and lots of cabinet and countertop space. The upper level is home to the 3 bedrooms and the full bath. There is hard wood flooring under most of the carpeting on the main level. With some TLC, this could make a great starter home.

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Owner: Michael Debra Townsend

TERMS:
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ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL.
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