

**For
Sale**

Home on 5± Acres in St Clair County

401 NASHVILLE RD, LENZBURG, IL 62255

PROPERTYPEDDLER.COM



Description: This 3 bedroom, full brick home on 4.6 surveyed acres is loaded with many great features. The main level of the home has hardwood flooring, an open kitchen, a living room with a wood-burning stove fireplace, a dining room, a laundry, a 1/2 bath, 2 bedrooms, and a recently remodeled bathroom. The basement has a large finished family room plus another bedroom and bathroom. There is also a fireplace that has not been used in the basement. The outside of the home has an awesome covered patio perfect for entertaining which overlooks the above ground pool and pond in the back yard. Tax bills say there are 9 +/- acres. The seller is getting a survey.



Directions: Route 3 south of Evansville, West on Dew Drop Landing. Dew Drop splits, Turn south, Property right at the next bend.

Legal Description: In part of Section 6 T3S R6W
Parcel(s): 21-06.0-300-027
Taxes: 2019 - \$2,964.50

PRICE: \$235,000



Brenda Chandler
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Main Floor:
 Living Room - 20 x 16
 Dining - 10 x 11
 Kitchen - 11 x 13
 Laundry - 13 x 4
 Bath - 5 x 10
 Bedroom - 18 x 15
 Bedroom - 14 x 19



Basement:
 Family Room - 37 x 12
 Rec Room - 12 x 34
 Bedroom - 10 x 14
 with egress window
 Bathroom - 8 x 8



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