

REF# 1590 - 10363 TRUEMAN LANE,
LAWRENCEVILLE, IL 62439
\$259,900



PARROTT
MARKETING GROUP LLC
AUCTIONS | REAL ESTATE

Directions: From Lawrenceville, IL: Head West on Illinois Route 250 to Country Club Road (Co. Rd. 1000E), Turn South, Continue 2.5 Miles to Stop Sign (Trueman Lane). Home will be on the left.
-or-

From Lawrenceville High School / Porter Avenue, Continue West for 1 Mile to Illinois Road / First Road (Co. Rd. 1070E), Turn South and Continue around Curve 2.25 Mile, Home will be on the Right.

\$259,900 • 1,297+/- sq.ft. • Lot Size: 7.34 +/- Acres • Broker: Zane Parrott

One of the VERY Few Properties to Hit the Market in Recent Years that Features All of the Following Hard to Find Amenities!

7.43+/- Acres on Blacktop Road - No Gravel - Keep Your Car Clean!

Just Minutes From Town with a True Country Feel

Stocked Pond

Large 42' x 70' Pole building

3 Bedrooms, 2 Full baths

Vaulted Ceilings

This Property Provides Extreme Upside Potential with "DIY" Sweat Equity!

Walking in the front door, you are greeted with a large inviting front living room with a 16-foot tall vaulted ceiling & floor to ceiling stone fireplace!

The Staircase and upstairs hallway provide access to the upstairs loft-style hallway leading to the Primary Bedroom! The master suite of the home features a good-sized bedroom and a dedicated closet with a private walk-out balcony!

Both the second and third bedrooms of the home feature updated carpet, plus a dedicated closet in each room!

Both of the full baths of the home feature a tub/shower combination & medicine cabinet.

This 23' x 23' attached garage is a perfect spot for additional refrigerators and freezers as it provides access to the kitchen, access to the rear covered patio, and the front entertaining patio. Be close to drinks and food!

A HUGE bonus of the property is the extra nice, 14' 10" x 25' 9" exposed aggregate front patio area with built-in seating! This large space is excellent for entertaining or simply relaxing and enjoying the view

This Property also features a large 42' x 70' pole building with front -and- rear sliding doors, extra height for RV, camper, or equipment, concrete floor throughout with floor drains & frostproof yard hydrant inside -and- outside!

AREA - UTILITIES APPLIANCES	SIZE /TYPE	DESCRIPTION
Master Bedroom	15' 6" x 11' 2"	11' 6" x 3' 6" Walk out Balcony - Also 6' 7" x 2' 6" Closet
Bedroom 2	13' 10" x 11' 3"	Large 5' 4" x 4' 11" Walk in Closet
Bedroom 3	11' 2" x 10' 7"	2' x 3' Closet
Main Level Bath	5' x 8'	Tub/Shower Combination, Medicine Cabinet
Upstairs Bath	5' x 7' 9"	Tub/Shower Combination, Medicine Cabinet
Living Room	31' 3" x 13' 8"	16' Tall Vaulted Ceiling with Floor to Ceiling Stone Fireplace
Entry	11' 2" x 5'	Rear Access of Home from Rear Covered Patio - 5' 5" x 3' 2" Washer & Dryer Closet
Kitchen	18' 1" x 11' 1"	Large Picture Window - Room for Table & Chairs - 3' 6" x 2' Pantry
Utility Room	3' x 7'	Water Heater, Water Softener, Breaker Box & Furnace
Attached Garage	23' x 23'	Overhead Door, Access to Front & Rear Patios
Pole Building	42' x 70'	Front -AND- Rear Sliding Doors for Pull Through Ability, Floor Drains, Frost Proof Outdoor Yard Hydrant Inside - AND- Outside of Building, 240 Wiring
Appliances Included / Other Notes	Dishwasher & Built in Microwave (Additional Appliances Could be Included)	
School Unit		Electric: Norris Electric
Approximate age	1982	Gas: Propane
Sewer	Septic (Front Tard)	Water: South Lawrence Water District - Well Water for Exterior
Exterior	Majority Vinyl	Furnace: Propane
Roof	Asphalt Shingles	Water Heater: 42 Gallon, Electric
Foundation	Block Crawlspace	Central Air: Yes

Original List Date: 1/4/2023

Square Footage: 1,297.8+/- Square Feet

Lot Size: Approximately 7.34+/- Acre Per County Records. GIS Aerial on Rear Cover Page of Brochure.

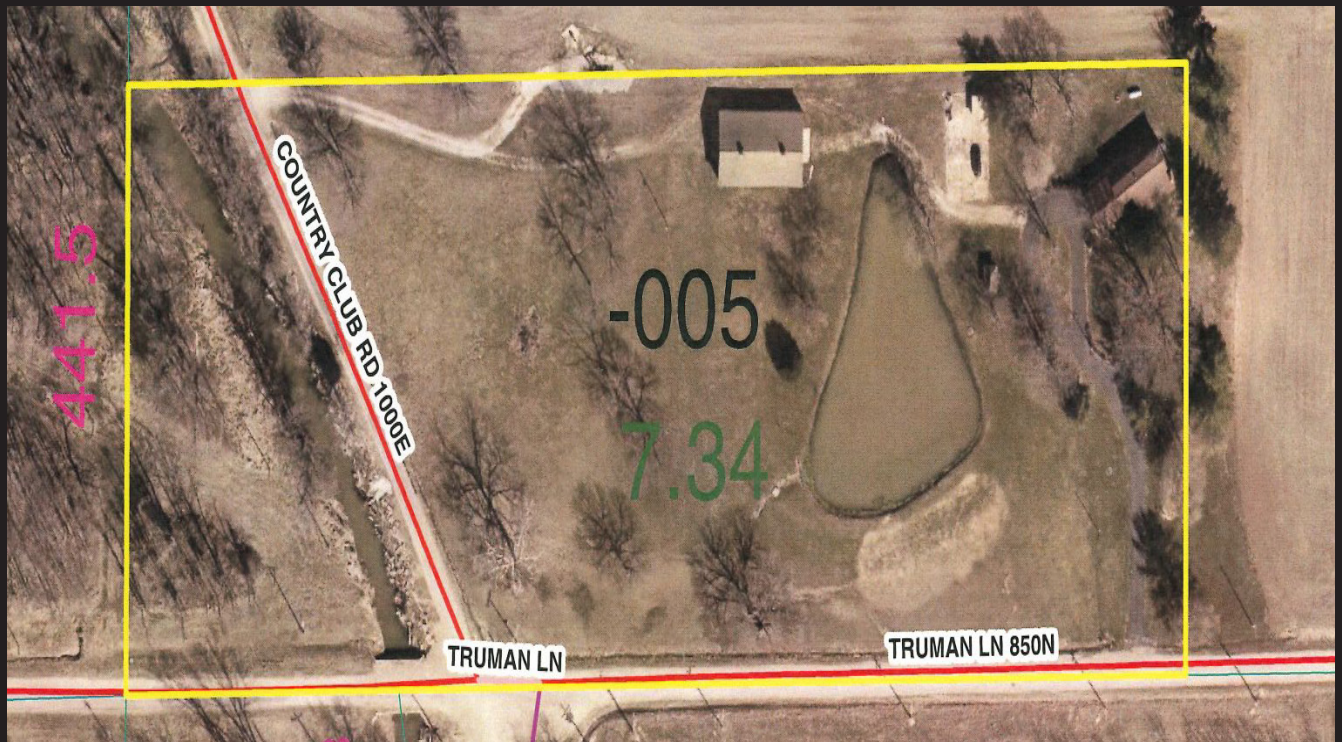
Estimated Owner Occupied Taxes: Lawrence Co. Parcel Index Number: 06000-828-20.

Estimated Taxes with Owner Occupied Exemption: \$5,300. Please Note: This is "Worst Case" scenario as the property has not been reassessed for nearly 20 years. New Pole building is not assessed, but older building where concrete pad is on record.

Full Length Asphalt Circle Drive

Additional 10' x 12' Yard Barn

Extra Large Concrete Pad Ready for Portable Carport -or- Portable Building for Even More Storage!



ALL BROCHURES DESIGNED AND PRINTED IN-HOUSE AT PARROTT MARKETING GROUP, LLC
1205 STATE STREET, LAWRENCEVILLE, IL 62439

618-943-4905

WWW.PARROTTAUCTIONS.COM