

**Sale Name:** Hazel Carlen Estate - 826 W England St. Taylorville, IL

**LOT 1 - 826 W England Taylorville, IL**



### Description

You are bidding on the real estate only!

**826 W England St.  
Taylorville, IL 62568**

Now's your chance to bid on this 2 story, single family home on the southwest side of Taylorville. The house sits on a beautiful corner lot. Mrs. Carlen was an avid gardener and it shows by the beautiful display of flowers throughout the whole yard. The home is 3 bedroom and 1.5 bath and 1,400 sq. ft. The basement is 728 sq. ft. It has a like-new wheelchair ramp on the front of it. There's also a 24'X24' detached garage just steps from the back entrance of the house. The home had a new roof, siding, and hot water heater installed in 2019. The HVAC was installed around 2000. The whole house appears to have drop ceilings. All rooms downstairs (except kitchen and bath) are carpeted. The whole upper level is wood flooring with paneled walls.

All personal property pictured is also being sold at auction and you can find that auction listing on our website.

#### Room Breakdown:

##### Main Level

- Living room 13.5'X13.5'
- Dining Room 13.5'X13.5'
- BR1 11'x12' with a large closet

- Laundry Room 11'X8' with a large closet
- Bathroom 5.5'X5.5'
- Kitchen 11.5'X11'

Upper Level

- Landing 4'X12' with a small closet
- Half Bathroom 4'X8' with a closet
- BR2 9.5'X12.5' with a closet that is 4'X14'
- BR3 12.5'X18' (this is a large room with glass French doors that open to the other bedroom upstairs. The half bath is also off this large room)

Real Estate Taxes (2023): \$610.12 (w/ Elderly Exemption, Owner Occupied, and Senior Freeze)

PIN: 17-13-27-305-001-00

Lot Size: 150'X142'

There is a 10% Buyer's Premium.

Earnest Money due upon completion of sale: \$5,000

Closing to be within 45 days of auction closing.

Sells subject to Seller confirmation at conclusion of the bidding

**Open Houses will be held June 18, 3-6 PM.**

**Sale ending June 24 5pm.**

**Quantity: 1**



<https://bids.aumannauctions.com/>