

310 S 3rd Ave Newton, IL 62448

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Residential	Active	LP: \$114,500
MLS#: 6241362	DOM: 80	OP: \$100



Year Blt:	1900	Tot Fin SF Area:	1,358/\$84.32
PropSubType:	Single Family	Tot Fin Abv Grd:	1,358/\$84.32
Stories:	1.0	Main SF:	1,358
Style:	Other	Upper 1 SF:	
		Upper 2 SF:	
Bedrooms:	3	Lower SF:	
Baths Full/Half:	2/0	Bsmt Total SF:	1,358
Rooms:	5	Bsmt Finished SF:	0
		Bsmn Unfin SF:	1,358
Bedrm on Main:	No	SqFt Source:	Public Records
Master Bath:	No		
Lndry on Main:	No	Lot SqFt:	20,763
#Fireplaces:	0	Acres:	0.48
Lake/Name:	No	Apx Lot Dim:	
Bsment:	Yes		
Bsmnt Type:	Unfinished		
Fnd Type/Mat:	Full Basement/Concrete Blk		
GarageSp/Type:	1 Spaces/1 Car Attached		

Tax Information & Legal

County:	Jasper	Tax ID:	90-12-01-236-004
Taxes/Yr:	\$2,645/2022	Tax Exmptn:	None
Legal:	ALL OF SUB-LOTS 5 & 6 EX 115' OFF S END BLOCK 9 BOWENS ADDITION TO CITY OF NEWTON B 147 P 34; B 203 P 969; B 245 P 623;		

Schools

District:	Jasper County Dist. 1
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Property Information and Features

Zoning:	RES	Water:	Public	Factory Built:	No
Subdivision:	Yes/All Of Sub	Sewer:	City Sewer	Foreclosure:	None
Covnts/HOA:	No/No	Elec/Gas \$:		CFD Avail:	No
Appliances	None				
Heat/Cool/WH:	Forced Air/Central/Gas			Driveway:	Concrete
Interior Feat:				Porch/Dk/Patio:	
Exterior:	Brick	Roof:	Asphalt, Shingle		

Remarks and Showing Instructions

Public:	Nestled in the heart of town, this charming 3-bedroom, 2-bathroom abode welcomes you with its inviting ambiance and timeless character. Step inside to discover a cozy living space adorned with gleaming hardwood floors, drenching the room in warmth and light. The layout seamlessly connects the living room to the dining area, providing an ideal setting for gatherings and everyday living. Retreat to the spacious master bedroom, accompanied by two additional bedrooms offering versatility for guests or a home office. Outside, a quaint patio and inviting backyard provide the perfect space for outdoor enjoyment. Call today to schedule a showing!
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Show Instructions/Lockbox: Please call for appointment.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Living Rm	Main	13'X20'	Hardwood Floor	Kitchen	Main	12'X10'	Hardwood Floor
Bed	Main	10'X14'	Hardwood Floor	Bed	Main	13'X10'	Hardwood Floor
Bed	Main	11'X19'	Hardwood Floor	FB	Main		Lav. & Tub
FB	Bsmt		Lav. Shwr&Tub Combo				

Listing Information

List Office:	United Country Burke Auction and Realty (19	List Date:	06/06/2024
Office Phone:	(618) 592-4200	Owner Name:	Nathan Prevo
List Agent:	Bill Burke (359500545)	Expire Date:	03/01/2025
Phone:	(618) 592-4200	2nd Owner:	Kelli Prevo
List Type:	Excl Rt To Sell	Agt Owned:	No
Possession:	At Close		