



**\$269,000**

## **3021 WILLOW BRANCH LANE, HERRIN, IL, 62948**

<https://rhoadesrealtors.com>

Welcome to this stunning, move-in-ready gem where all the heavy lifting has already been done for you! Situated in the highly sought-after Carterville School District, this home combines modern aesthetic updates with the peace of mind that comes from major infrastructure improvements. New HVAC in 2023, roof & gutters 2024, gas range 2025. Sellers just [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1740 sq ft

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### **Rooms**



Room type	Area	Level	Length	Width
Main Level	1740			
Upper Level				
Lower Level				
Basement				
Additional Level				
Bedroom 1		Main	17	14.7
Bedroom 2		Main	12.06	10.04
Bedroom 3		Main	11.09	10.02
Living Room		Main	18.06	17
Dining Room		Main	11.04	11.04
Kitchen		Main	12.01	11.04
Laundry		Main	9.01	6.03
Additional Room		Main	9.01	4.09
Third Floor				



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# Building Details

<b>ArchitecturalStyle:</b> Ranch	<b>NewConstructionYN:</b> No
<b>Heating:</b> Natural Gas, Forced Air, Gas Water Heater	<b>Basement:</b> None
<b>Exterior material:</b> Brick, Frame, Vinyl Siding	<b>Roof:</b> Shingle
<b>Parking:</b> Attached, Garage Door Opener, Guest, Paved	

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# Amenities & Features

<b>Waterfront available:</b> No	<b>GarageYN:</b> Yes
<b>AttachedGarageYN:</b> No	<b>FireplaceYN:</b> No
<b>PoolPrivateYN:</b> No	<b>Cooling:</b> Central Air
<b>Security Features:</b> Security System	<b>WindowFeatures:</b> Blinds
<b>Amenities:</b> Dishwasher, Disposal, Microwave, Range, Refrigerator	<b>Features:</b> Attic Storage, Ceiling Fan(s), Ceilings/Cath/Vault/Tray, High Speed Internet

