

# WELCOME TO 15401 BOULDER RD.

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**ADDRESS:** 15401 Boulder Rd., Carlyle, IL 62231

**PRICE:** \$12,000

**BEDROOMS:** 3

**BATHROOMS:** 2

**LIVING AREA:** 2,500

**YEAR BUILT:** 1974

**MLS#:**

**SCHOOLS DIST:** Carlyle Unit 1

**TAXES:** \$1,064

**TAX YEAR:** 2019

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- Located near Carlyle Lake
- 3 bed/2 bath
- Siding is less than 4 years old
- Exposed beams in living room
- Excellent opportunity to flip
- Being sold As Is Where Is

**PROPERTY DESCRIPTION:**

If you are looking for a fixer-upper or you're in the market to flip houses do not miss this!! This 2,500 square foot A-frame has beautiful exposed beams in the living room and plenty of space to move around in. The 3 bedroom, 2 full bath home is located east of Carlyle and is close to the lake and would make an excellent candidate for an Airbnb!

This home experienced a fire due to lightning about 2 years ago. The home has some damage to the upper level and water damage to a small portion of the sub-floor. The fire was not extensive enough to burn through the roof. There is only a small section of siding that sustained damage.

With some repairs and a good updating this will be a beautiful home again!!

Property is being sold, "As Is Where Is"



**PRESENTED BY:**

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