



Utilities

(provider & average monthly cost)

- **Gas:** Alliant ~\$336
- **Water:** City of Olin
- **Sewer:** City of Olin ~\$110-120
- **Electric:** Alliant (Combined with gas bill)
- **Trash:** Kluesner
 - **Trash Pickup Day:** Thursday (schedule attached)
- Mailbox Location:** Olin Post Office



Property Highlights

- Spacious 13' x 25' private primary suite with a large walk-in closet, exterior access, dedicated mini-split system, and 4' x 5' private home office.
- 2024 addition added approximately 345 square feet of climate-controlled living space.
- New kitchen sink in 2025.
- Updated main-floor bathroom with a full shower installed by Midwest Bath, including a transferable 50-year structural warranty.
- Fully remodeled second-floor bathroom.
- Fresh paint throughout.
- New carpet and waterproof flooring installed throughout the main living areas in 2022 and extended into the addition in 2024.
- Modern PVC plumbing throughout.
- Energy efficient, blown-in insulation.
- Energy-efficient double-pane windows throughout.
- Goodman furnace installed in 2016.
- Richmond water heater installed in 2016.
- Metal roof installed around 2020.
- Two-stall detached garage built in 2020.
- Large, enclosed L-shaped wraparound porch.
- Unfinished basement offering extensive storage.
- Dedicated storage area incorporated into the enclosed porch.