

THE DUNHAM CASTLE

HISTORIC MONMOUTH ESTATE SINCE 1902

Offered at \$499,000

320 E. 2nd Avenue | Monmouth, Illinois 61462



Distinctive. Flexible. Remarkable Value.

Own one of Monmouth's most distinctive, fully restored historic estates. At less than \$80 a square foot, 320 E. 2nd Avenue combines grand living space, income-producing flexibility, a heated carriage house, and a story rooted in Warren County history.

6,500+

Finished Sq Ft

8-9

Bedrooms

5.5

Bathrooms

1,500+

Carriage House Sq Ft

Sam Dunham | 309-371-0250 | sam@rrmgtonline.com | TheDunhamCastle.com

Property Information

Key operating, mechanical, and lifestyle details for prospective purchasers.

ANNUAL PROPERTY TAX

\$7,657

AVERAGE UTILITIES

\$724

CENTRAL AIR

3 Units

GAS FORCED AIR

4 Units

WATER HEATERS

3 Units

LAUNDRY

Basement, 2nd and 3rd Floor

KITCHENS

2.5

BATHROOMS

5.5

BEDROOMS

8-9

INTERNET

MCDC - Fiber

FURNISHINGS / APPLIANCES

Negotiable

BASEMENT RENTAL

Consistent short-term rentals approximately 80% of the year

Location & Community

Walk to Monmouth's historic downtown, Monmouth College, Wyatt Earp's Birthplace, restaurants, bars, shopping, and local amenities. Monmouth is also a short drive from Burlington, Iowa; the Quad Cities; Peoria; Macomb; Western Illinois University; and other regional destinations.

Flexible Living & Income Potential

Multiple kitchens, laundry facilities, restrooms, living areas, dining rooms, and a finished Carriage House create exceptional convenience for daily living, guests, multigenerational households, entertaining, remote work, and supplemental rental income. The furnished Garden Apartment has maintained consistent short-term rental use approximately 80% of the year.

Private showings by appointment only.

Qualified purchasers must provide documented mortgage pre-approval or proof of funds.

Real estate brokers and agents are welcome. Buyer Agent compensation is negotiable.

TheDunhamCastle.com

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