



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer

Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527

Tina Wells (618) 599-0186

Amy Edwards (618) 383-5614

Lyndell Rice (618) 384-6563



1325 E. Main St.

Fairfield, IL 62837

Asking Price: \$195,000

Information About Listing

Year Built	1953	County	Wayne
Type of Construction	1-Story Frame	PIN	09-05-014-010
Square Footage m/l	App. 1,400	School District	Fairfield Public School District #112
Total Rooms	7	Heat	Gas Forced-Air (Carrier, 2009)
Bedrooms	3	A/C	Central (Carrier, 2011)
Bathrooms	2-Half; 2-Three-Quarter	Water	City
Foundation	Basement/ Crawlspace	Sewer	Septic Tank
Garage	1 1/2-Car Attached (20'7x20')	Average Utilities m/l	\$276/ave. for water, electric and gas
Lot Size m/l	4 Acres	Property Taxes m/l	\$2,505 (estimated w/ Owner Occupied Exemption)

Notes

Room Dimensions—Main Floor: Living Room: 20'2"x13'1"; Kitchen: 11'9"x8'5"; Dining Room: 12'5"x10'2"; Master Bedroom: 12'2"x14'; Bath 1: 6'7"x6'9"; Bath 2: 4'7"x3'9"; Sunroom: 17'9"x14'5"; Foyer: 12'1"x4'1"; Bedroom 2: 10'4"x10'; Bedroom 3: 14'x10'1"; **Basement:** Family Room: 30'x20'; 1/2 Bath: 5'1"x4'; Office: 11'x8'2"; Utility Room: 25'x23'3"; 3/4 Bath: 8'1"x5'7"

Items Included—Refrigerator; Gas Range; Dishwasher; Garbage Disposal (not working); Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Openers with 3 Transmitters; Central Air Conditioning; Outdoor Sheds/Garage

More Features...40-gallon "Whirlpool" water heater (2013); oven and range new in 2010; entire interior repainted in 2011; sunroom added in 2015; roof (2013); concrete drive; insulated garage doors and wall in 2013; detached 2-car garage (24'x40') built in 2012; 14'x14'8" shed; 10'4"x5'3" patio poured 2015; both upstairs toilets replaced in 2012; main bath remodeled 2018; upstairs tile installed 2013; flooring in sunroom and downstairs bathrooms installed in 2013; wall mount gas heater installed 2013; hardwood flooring upstairs refinished in 2012; pond restocked and re-dug 2012; outside shed built 2011; landscaping installed 2012; gutters and downspouts installed 2011; new bedroom window 2012; wiring installed from shed to pond 2014; stainless steel caps installed on fireplace 2011; septic cleaned out 2010

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells