



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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710 Seminary St.

West Salem, IL 62476

**Asking Price: ~~\$110,500~~**

**Reduced: ~~\$94,500~~**

**REDUCED AGAIN: \$89,500**

### Information About Listing

<b>Year Built</b>	1979	<b>County</b>	Edwards
<b>Type of Construction</b>	WIC Homes (Prefab)	<b>PIN</b>	04-1-092-02
<b>Square Footage m/l</b>	1234	<b>School District</b>	West Salem Grade School (ECHS)
<b>Total Rooms</b>	5	<b>Heat</b>	Gas (RUUD, 20 y/o?)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Carrier, 17 y/o)
<b>Bathrooms</b>	1-full, 1-half	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Poured Concrete)	<b>Sewer</b>	City
<b>Garage</b>	Attached 2-Car (20'x24')	<b>Average Utilities m/l</b>	Electric: \$83.00 (Ameren); Gas: \$51.00 (Consumers) <b>6 mo. avg.</b>
<b>Lot Size m/l</b>	1.92 Acres	<b>Property Taxes m/l</b>	\$1,145.46 (w/ Owner Occupied and Homestead Exemptions)

### Notes

**Room Dimensions**—Living Room: 13'9"x21'3"; Kitchen: 9'3"x9'9"; Dining Room: 11'8"x11'; Full Bath: 6'8"x4'7"; Bedroom 1: 10'2"x10'; Bedroom 2: 8'9"x13'; Master Bedroom 3: 11'3"x15'6"; Master Half Bathroom: 4'2"x4'5"

**Items Included**—Oven/stove; Microwave; Dishwasher (does not work); All Tacked Down Carpeting; All Window Treatment and Hardware; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Openers w/ 2 Transmitters; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist

**More Features...**AO Smith gas water heater (8 months old); Full bathroom remodel w/ new floor, vanity, cabinets, commode and shower faucets; 30 year roof installed September 2008; new kitchen floor covering (1 y/o); 30'x26' insulated, detached workshop w/ half bath; gas heat, pull down ladder for attic storage; playhouse; refrigerator in garage (negotiable); Yard barn on concrete

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

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