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51 West Main Street, Albion, IL 62806

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115 W. North St.

Bone Gap, IL 62815

Asking Price: ~~\$29,900~~

Reduced: ~~\$27,500~~

REDUCED AGAIN: \$20,000

Information About Listing

Year Built	1932	County	Edwards
Type of Construction	1-Story Frame	PIN	05-2-021-03
Square Footage m/l	1,335	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced-Air (Trane, age unknown)
Bedrooms	3	A/C	Central (Trane, age unknown)
Bathrooms	1 Full	Water	City
Foundation	Basement (Block)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$138.00 (Ameren); Gas: \$43.17 (Consumers)
Lot Size m/l	198.15'x165'	Property Taxes m/l	\$1,338.30 (no exemptions)

Notes

Room Dimensions—Front Entry/Dining Room: 12'x8'6"; Living Room: 16'6"x13'6"; Kitchen: 11'2"x11'10"; Bedroom 1: 11'8"x10'6"; Bedroom 2: 12'10"x10'2"; Bedroom 3: 13'8"x9'; Full Bath: 8'x5'2"; Enclosed Back Porch/Laundry: 22'4"x9'6";

Items Included—Refrigerator; Range; 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; Existing Storm and Screens; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp breakers (new weather head and box); "G.E." 40-gallon gas water heater (2009); 9'x19' covered front porch; 15'x15' wooden deck (rear); 10'x8' garden shed; some replacement windows, vinyl siding, and roof approximately 5 y/o; 8'x12' yard shed; enclosed back porch/laundry room is insulated and heated; some new supply and drain lines; **notes: back porch roof needs repair**

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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