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51 West Main Street, Albion, IL 62806

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213 Seminary St.  
West Salem, IL 62476  
**Asking Price: ~~\$89,000~~**  
**Reduced: \$84,900**

### Information About Listing

|                             |                        |                              |  |
|-----------------------------|------------------------|------------------------------|--|
| <b>Year Built</b>           | 1897                   | <b>County</b>                | Edwards  |
| <b>Type of Construction</b> | 2-Story (Frame)        | <b>PIN</b>                   | 04-2-006-01  |
| <b>Square Footage m/l</b>   | 2,770                  | <b>School District</b>       | West Salem Grade School (ECHS)   |
| <b>Total Rooms</b>          | 8                      | <b>Heat</b>                  | Gas Forced-Air   |
| <b>Bedrooms</b>             | 5                      | <b>A/C</b>                   | Central  |
| <b>Bathrooms</b>            | 2 Full                 | <b>Water</b>                 | City   |
| <b>Foundation</b>           | Basement (Block/Brick) | <b>Sewer</b>                 | City   |
| <b>Garage</b>               | n/a                    | <b>Average Utilities m/l</b> | Electric: \$175.00 (Ameren); Gas: \$53 (Consumers) <i>see note below</i> |
| <b>Lot Size m/l</b>         | 140' x 165'            | <b>Property Taxes m/l</b>    | \$1,550.60 (w/ Owner Occupied)   |

### Notes

**Room Dimensions**—Back Entry/Family Room: 13'7"×25'6"; Kitchen: 15'5"×14'; Dining Room: 14'4"×15'5"; Full Bath: 6'1"×7'1"; Laundry Room: 14'8"×13'3"; Bedroom 1: 9'3"×13'11"; UPSTAIRS: SW Bedroom: 15'10"×13'3"; SE Bedroom: 15'5"×14'4"; NE Bedroom: 15'7"×14'6"; NW Bedroom: 15'7"×13'5"; Full Bath: 7'7"×5'7"

**Items Included**—Refrigerator; Oven/stove; Dishwasher; Washer/Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200 amp breaker box; nice kitchen w/ vinyl floor, medium oak cabinets, lots of cabinet/counter space, etc.; beautiful staircase w/ large treads, banister, etc.; extensively remodeled throughout w/ new laminate hardwood, carpet, drywall, updated wiring; tall ceilings large and lots of closets; oak trim; rep. windows; cabinets/counter/sink in family room; **PLEASE NOTE: utility averages represent a 12 month period w/ some vacancy**

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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