



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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1350 CR 700 E.
Albion, IL 62806

Asking Price: \$74,500

Information About Listing

Year Built	1905	County	Edwards
Type of Construction	1-Story Frame	PIN	05-1-034-03
Square Footage m/l	1,128	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Forced-Air (Coleman, 2012)
Bedrooms	2	A/C	Central (Coleman, 2012)
Bathrooms	1 Full	Water	Ellery RWC
Foundation	Crawlspace (Block)	Sewer	Septic
Garage	Detached 30'x45' (3-car)	Average Utilities m/l	Electric: \$102.00 (Wayne-White); Gas: \$45.10 (Consumers)
Lot Size m/l	1.25 acres	Property Taxes m/l	\$378.92 (w/o owner occ. exemptions at current assessment)

Notes

Room Dimensions—Dining Room: 11'10"x11'6"; Living Room: 17'4"x11'7"; Kitchen: 11'7"x11'4" (opens to LR); Bedroom 1: 11'10"x11'7"; Bedroom 2: 10'6"x9'3"; Full Bath: 4'6"x6'2"; Back/Laundry Room: 14'1"x11'7";

Items Included—Refrigerator; Oven; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Light Fixtures, as they exist

More Features... 100-amp breakers; "Richmond" 30-gallon gas water heater (2009); new insulation/drywall (2012 fully remodeled); back part remodeled 2015; some replacement windows; new roof in August 2014 (metal); refinished hardwoods; new vinyl/laminate floors in 2012; 42'x24' shed; detached garage built in 2016 with 10' sidewalls, workshop area, concrete floor, and 100 amp electrical service (\$102 monthly electric is with minimal heat usage in garage); old cistern on south side of drive and concrete well (app. 25' deep)-**neither are hooked up to house**

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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