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51 West Main Street, Albion, IL 62806

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501 S. Albion St.

West Salem, IL 62476

Asking Price: ~~\$129,000~~

Reduced: \$125,000

Information About Listing

Year Built	1979	County	Edwards
Type of Construction	Tri-level (Frame)	PIN	04-2-038-06
Square Footage m/l	2784 (Includes space above garage)	School District	West Salem Grade School (ECHS)
Total Rooms	8	Heat	Gas Forced Air (Age unknown)
Bedrooms	3	A/C	Central (Age unknown)
Bathrooms	1.75	Water	City
Foundation	Basement/Crawlspace/Slab (Poured)	Sewer	City
Garage	Attached 2-Car (24'x24')	Average Utilities m/l	Electric: \$93.00 (Ameren); Gas: \$70.00 (Consumers)
Lot Size m/l	231'x147' (0.78 Acre)	Property Taxes m/l	\$2,683.22 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—*Main Level* - Family Room: 22'9"x23'2"; Formal Dining Room: 11'5"x20' (features bay window); Eat-in Kitchen: 13'x11'7"; *Upstairs* - Full Bath: 4'10"x11'6"; Bedroom 1: 15'7"x11'5"; Bedroom 2: 13'5"x9'11"; Bedroom 3: 10'6"x10'; *Downstairs* - Family Room: 14'4"x18'7" (currently used as fourth bedroom); Sitting Area: 8'2"x10'2" (walkout to patio); 3/4 Bathroom: 6'8"x7'6"

Items Included—Refrigerator; Built-in Gas Stove/Range, Microwave, and Dishwasher; 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; Electronic Garage Door Openers w/ Transmitters; Central AC; Water Softener; Light Fixtures as they exist

More Features...gas water heater (age unknown); 200 amp breaker box; new roof on house in September 2013; kitchen features Merillat solid oak cabinets (filtered water on tap); exposed beam ceiling in main level (wood-burning fireplace in family room); whole house water filtration/water softener; finished basement features walkout to 23'x32' concrete patio (great outdoor living space); 24'x24' bonus room above attached garage (unfinished); 41'x51' concrete driveway; alley access to home w/ "park-like" setting; 24'x36' detached garage/workshop (overhead door, elec., concrete floor) and attached 12'x18' lean to/shed

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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