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51 West Main Street, Albion, IL 62806

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3 Hillcrest Dr.

West Salem, IL 62476

Asking Price: ~~\$55,000~~

Reduced: \$47,000

Information About Listing

Year Built	1982	County	Edwards
Type of Construction	1-Story (Frame)	PIN	04-2-066-03
Square Footage m/l	888	School District	West Salem Grade School (EC CUSD #1)
Total Rooms	4	Heat	Electric Radiant Ceiling Heat (White Rogers, thermostat each room)
Bedrooms	2	A/C	Window Units (x3)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace/Concrete Block	Sewer	City
Garage	Attached 1-Car (12'x24')	Average Utilities m/l	Ameren (elec.): \$91.00 (Some Vacancy); Gas: n/a
Lot Size m/l	82.5'x180.3'	Property Taxes m/l	\$1,120.48 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Living Room: 19'7" x 11'2"; Kitchen: 16'10" x 11'8"; Bedroom 1: 11'6" x 10'3"; Bedroom 2: 13'8" x 8'8"; Bath: 4'10" x 7'10"

Items Included—Refrigerator; Electric Oven/Range/Stove; Microwave; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioners (x3); All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener (**needs repair**); Outdoor Shed; Light Fixtures as they exist; Buffet in kitchen; Shelves in garage

More Features...40-gallon Whirlpool electric water heater; 200-amp breakers; double pane, vinyl replacement windows in 2015; laminate countertops and vinyl flooring in kitchen 2012; new carpet throughout 2012; new porch/brick walkway in 2014; nearly all fixtures replaced; garbage disposal new 2015; attractive trim, doors, and cabinets; 10'x16' shed/yard barn (on skids); roof approx. 15 y/o

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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