



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer: (618) 302-0325

Rhonda Colyer, Broker: (618) 445-1527

Tina Wells, Broker: (618) 599-0186



300 S. West St.
West Salem, IL 62476
Asking Price: ~~\$55,000~~
Reduced: \$48,000

Information About Listing

Year Built	1998	County	Edwards
Type of Construction	Double Wide "Four Seasons" Mobile Home	PIN	04-2-031-08
Square Footage m/l	1680 (28'x60')	School District	West Salem Grade School (EC CUSD #1)
Total Rooms	5	Heat	Electric Forced Air (Age unknown)
Bedrooms	3	A/C	Central (Age unknown, A-coil 4-5 y/o)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace/Concrete Block	Sewer	City
Garage	None	Average Utilities m/l	All Electric: \$286.00 (Ameren)
Lot Size m/l	148.5'x165'	Property Taxes m/l	\$1,200.00 (est. w/ Owner Occupied Exemption)

Notes

Room Dimensions—Living Room: 12'6"x21'; Kitchen: 12'6"x10'9"; Family Room: 12'6"x27'; Master/Bedroom 1: 12'6"x12'8"; On-Suite Bath: 9'8"x9'; Bedroom 2: 11'2"x9'10"; Bedroom 3: 9'9"x10'8"; Main Bath: 4'5"x9'4"; Back Entry/Laundry Room: 7'7"x5'10"

Items Included—Refrigerator; Electric Range; All Tacked Down Carpeting; All Window Treatment/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...200-amp electrical service on breakers; electric water heater (age and capacity unknown); 12'x16' shed/yard barn; 16'x20' wooden, back deck; 15'x11' concrete, covered front porch; porch and roof approximately 10 y/o; tall crawlspace with concrete pad under whole house (front porch ?); master suite with large walk-in closet, garden tub, walk-in shower; open floor plan; large closets, plenty of storage; living room features wood-burning fireplace with beautiful surround; medium oak kitchen cabinets... ***This is a well-maintained, very clean home!!!***

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells