



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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37 N. Eighth St.

Albion, IL 62806

**Asking Price: \$42,500**

### Information About Listing

<b>Year Built</b>	1901 (?)	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	03-2-092-05
<b>Square Footage m/l</b>	980	<b>School District</b>	Edwards County CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced-Air (Ducane, age unknown)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (Carrier, age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawspace w/ Part. Basement or Cellar (Brick)	<b>Sewer</b>	City
<b>Garage</b>	Carport (12'x17' w/ tall side walls)	<b>Average Utilities m/l</b>	Electric: (Ameren); Gas: (Consumers) <i>see notes</i>
<b>Lot Size m/l</b>	66'x250'	<b>Property Taxes m/l</b>	\$629.71 (estimated w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Living Room: 15'6"×13'1"; Kitchen: 12'3"×7'10"; Dining Room: 13'2"×13'3"; Bedroom 1: 11'9"×13'7"; Bedroom 2: 8'6"×11'5"; Full Bath: 6'7"×6'10"; Laundry: 7'5"×13'6"; Enclosed Front Porch: 5'6"×12'8"

**Items Included**—Refrigerator; Range; Microwave; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Outdoor Shed; Light Fixtures, as they exist; Some Furniture

**More Features...** 100-amp breakers; "U.S. Craftmaster" 30-gallon gas water heater ('92?); nice concrete driveway and covered front porch; remodeled bathroom; updated kitchen; 8'x12' yard shed, 6'x16' rear, wood deck; roof, siding and windows less than 10 y/o; perfect starter home or investment property; **notes:** utility averages unavailable due to 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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