



“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



271 S. Fifth St.
Albion, IL 62806

Asking Price: \$32,500

Information About Listing

| | | | |
|-----------------------------|-------------------------------------|------------------------------|--|
| Year Built | 2005 | County | Edwards |
| Type of Construction | “Champion” Singlewide Mobile Home | PIN | 03-2-105-05 |
| Square Footage m/l | 1,056 (66’x16’) | School District | Edwards County CUSD #1 |
| Total Rooms | 4 | Heat | Electric Forced Air (“Intertherm”; 2005) |
| Bedrooms | 2 | A/C | Central (“Goodman”; 2005) |
| Bathrooms | 1 Full; 1 Three-Quarter | Water | City |
| Foundation | Crawlspace (piers and underpinning) | Sewer | City |
| Garage | Detached 18’x21’ (1.5-car) | Average Utilities m/l | Electricity: \$105.00 (Ameren)... ALL ELECTRIC!!! |
| Lot Size m/l | 65’x148.5’ | Property Taxes m/l | \$400.00 (est. w/ owner occ. exemption) |

Notes

Room Dimensions—Living Room: 15’x14’3”; Kitchen: 7’9”x16’4”; Dining Area: 8’x8’3”; Master Bedroom: 13’4”x11’11”; 3/4 Bath: 6’x14’ (on-suite); Bedroom 2: 14’2”x8’7”; Full Bath: 5’x7’6”; Utility/Laundry: 5’6”x7’6”

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door with openers; Central Air Conditioning; Light Fixtures as they exist

More Features...200 amp breakers; 40-gallon electric water heater (“Intertherm”; 2005); 12’x10’ covered front porch with wheelchair ramp; garage with concrete floor, power overhead door; covered rear entry; roof, windows, and doors are all original (2005); attractive floor coverings including carpet and vinyl (master BR and BA carpet recently replaced); very tasteful, clean, and well-maintained 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