



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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**OFFERED “AS-IS”**

103 S. Third St.

Albion, IL 62806

**Asking Price: \$24,000**

### Information About Listing

<b>Year Built</b>	1886	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	03-02-040-07
<b>Square Footage m/l</b>	900	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	5	<b>Heat</b>	Gas FA (“Carrier”; installed 2006)
<b>Bedrooms</b>	1-2	<b>A/C</b>	Central (“Carrier”; installed 2006)
<b>Bathrooms</b>	1	<b>Water</b>	City
<b>Foundation</b>	Partial Block Basement	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electricity: \$73.00 (Ameren); Gas: \$32.00 (Consumers)
<b>Lot Size m/l</b>	96.36’x241.23’	<b>Property Taxes m/l</b>	\$196.12 (w/ owner occupied exemption)

### Notes

**Room Dimensions**—Living Room: 13’4”x13’4”; Dining Room: 12’10”x10’2”; Kitchen: 5’10”x12’6”; Bathroom: 4’x9’; Bedroom 1: 12’8”x15’2”; Potential Bedroom 2: 8’8”x10’

**More Features...**100-amp (breakers); 40-gallon Richmond electric water heater installed in 2010; paneling in LR installed 2006; some hardwood flooring under carpeting; good garden spot; very large corner lot; great location—not far from factory (employment); insulation added to east wall (front of home)

**Items Included:** Refrigerator, Stove, Washer, and Dryer

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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