



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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216 N. Union St.
West Salem, IL 62476
Asking Price: ~~\$74,900~~
Reduced: \$69,500

Information About Listing

Year Built	1925	County	Edwards
Type of Construction	1.5-Story Frame	PIN	04-2-045-09
Square Footage m/l	1600	School District	West Salem Grade School (EC CUSD #1)
Total Rooms	7	Heat	Gas FA (Lennox Pulse, Age unknown)
Bedrooms	4	A/C	Central (Lennox, Age unknown)
Bathrooms	2 Full	Water	City
Foundation	Basement (Brick/Block)	Sewer	City
Garage	Detached 1-Car (18'x20')	Average Utilities m/l	Electric: \$145.00 (Ameren); Gas: \$47.17 (Consumers)
Lot Size m/l	74.58'x165'	Property Taxes m/l	\$1,630.16 (estimated w/ Owner Occupied Exemption)

Notes

Room Dimensions—Main Floor...Living Room: 17'8"x13'9"; Kitchen: 8'6"x13'; Dining Room: 13'8"x13'1"; Bedroom 1: 10'1"x12'7"; Full Bath: 6'x8'; **Upstairs...**Bedroom 2: 12'1"x12'6"; On-suite Bath: 8'9"x12'7"; Bedroom 3: 15'1"x12'11"; Bedroom 4: 12'2"x10'2"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; Central Air Conditioning; Water Softener (*not in use*); Outdoor Shed; Light Fixtures as they exist; some furniture negotiable, pool items

More Features...“A.O. Smith” 50-gallon electric water heater (age unknown); 100 amp breakers; 820 sf, in-ground, concrete lined swimming pool; roof approx. 10 y/o; replacement windows/vinyl siding replaced 1998(?); beautiful hardwood floors, original trim, French doors; numerous updates; fresh interior paint; 6'x9' metal shed

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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