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51 West Main Street, Albion, IL 62806

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354 Main St.
 Burnt Prairie, IL 62820
Asking Price: \$60,000

Information About Listing

Year Built	1940's	County	White
Type of Construction	1.5-Story Frame	PIN	02-19-156-014 See Notes
Square Footage m/l	1832	School District	Fairfield Public School District #112
Total Rooms	6	Heat	Gas FA (age unknown)
Bedrooms	3	A/C	Central (age unknown)
Bathrooms	2 Full	Water	City
Foundation	Partial Basement (Brick)	Sewer	Septic
Garage	In-Basement 2-Car; Detached 1 1/2-Car	Average Utilities m/l	See Notes
Lot Size m/l	1 Acre (Approximate)	Property Taxes m/l	\$1,200 (estimated w/ Owner Occupied Exemption)

Notes

Room Dimensions—Main Floor...Living Room: 14'5"x22'; Kitchen: 9'x17'; Dining Room: 12'x12'; Bedroom 1: 12'x15'; Bath: 8'5"x6'; **Upstairs...**Bedroom 2: 12'x16'; Bath: 8'x4'5"; Bedroom 3: 10'x12', Kitchenette: 9'x12'

Items Included—Refrigerator; Range; Washer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Central Air Conditioning/HVAC; Light Fixtures as they exist

More Features...shingle roofing approximately 12 years old; nice 9'x12'5" sunroom on main floor; 19'x8'5" landing at upstairs entrance, hardwood floors under carpet on main floor, outside/inside upstairs access for potential rental, 16'x24' detached garage; new 22'x20' deck at rear, eat-in kitchen with dining area, sturdy-built home

PLEASE NOTE: water heater (propane) is not working; utilities not available as current owner has only used wood heat/hot water heat and due to current vacancy; additional Parcel numbers: 02-19-156-007, 02-19-156-013, 02-19-156-015, 02-19-156-005, 02-19-156-006 (6 lots total)

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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