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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



19 N. Seventh St.
Albion, IL 62806

Asking Price: \$54,900

Information About Listing

Year Built	1936	County	Edwards
Type of Construction	Brick (1.5 Story)	PIN	03-2-016-08
Square Footage m/l	2,076 Total	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas FA (“Payne”; 2012)
Bedrooms	4	A/C	Central (“Payne”; 2012)
Bathrooms	2 Full	Water	City
Foundation	Basement (Block)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$135.00 (Ameren); Gas: \$45.00 (Consumers; Winter high bill=\$105.00)
Lot Size m/l	40’x134’	Property Taxes m/l	\$797.34 (Owner Occupied Exemption)

Notes

Room Dimensions—Main Floor...Living Room: 23’x12’6”; Kitchen: 7’8”x11”; Breakfast Nook: 7’8”x5’4”; Dining Room: 11’x14’8”; Bedroom 1: 10’2”x12’8”; Bath: 5’x9’; **Upstairs...**Bedroom 2: 15’x12’; Bath: 5’x9’; Bedroom 3: 12’x13’; Bedroom 4: 12’x13’

Items Included—Washer; Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Window AC Units; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Water Softener; Outdoor Shed; Light Fixtures as they exist

More Features...8’x8’ garden shed; roof, gutters, soffit, fascia replaced in 2012; furnace/AC replaced in 2012; original wood floors, trim, doors, etc., 200-amp breakers; 40-gallon electric water heater (“Bradford-White”)

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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