



“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



19 N. Seventh St.

Albion, IL 62806

**Asking Price: ~~\$54,900~~**

**Reduced: \$49,900**

### Information About Listing

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

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)