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51 West Main Street, Albion, IL 62806

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735 Seminary St.  
West Salem, IL 62476  
**Asking Price: \$42,500**

### Information About Listing

<b>Year Built</b>	1946	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame (w/partially finished attic)	<b>PIN</b>	04-2-055-02
<b>Square Footage m/l</b>	1368 (includes fin. attic and EFP)	<b>School District</b>	West Salem Grade School (EC CUSD #1)
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Boiler (Weil-Mclain, Age unknown)
<b>Bedrooms</b>	3	<b>A/C</b>	none
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (Block)	<b>Sewer</b>	City
<b>Garage</b>	Detached 1.5-Car (20'x24')	<b>Average Utilities m/l</b>	Electric: \$31.00 (Ameren); Gas: \$32.00 (Consumers) <b>see notes</b>
<b>Lot Size m/l</b>	120'x109' (3 lots total)	<b>Property Taxes m/l</b>	\$928.95 (estimated w/ Owner Occupied Exemption)

### Notes

**Room Dimensions**—Enclosed Front Porch/Sunroom: 8'4"x24'3"; Living/Dining Room: 22'9"x14'4"; Eat-In Kitchen: 9'x14'4"; Bedroom 1: 11'x12'; Bedroom 2: 11'x12'; Bedroom 3/Finished Partial Attic: 12'x18'; Full Bath: 5'x8'6"

**Items Included**—Refrigerator; Oven/Range/Stove; Microwave; Washer (doesn't work); 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 w/ 1 Transmitter; Outdoor Shed; Light Fixtures as they exist; Furniture (excluding baby bed, cedar chest and recliner chair)

**More Features...**“Richmond” 30-gallon gas water heater (19 y/o); roof stripped and replaced in 2002; hardwood floors under carpeting; 24'x8' sun porch added in 1957 (fully finished living space with heat and insulation); attic is partially converted w/ 3rd bedroom; kitchen with oak cabinets, laminate countertops; original interior doors and trim; covered back porch; 20'x24' block, detached garage w/ gravel floor and electricity; 10'x10' yard barn w/ concrete floor; 60 amp fuses; original wood windows w/ storms and screens; Lots of Character and Potential; **notes: utilities are not accurate due to vacancy**

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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