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51 West Main Street, Albion, IL 62806

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215 S. Albion St.
West Salem, IL 62476
Asking Price: \$25,000

Information About Listing

Year Built	1912	County	Edwards
Type of Construction	1-Story Frame	PIN	04-2-030-08
Square Footage m/l	1056	School District	West Salem Grade School (EC CUSD #1)
Total Rooms	5	Heat	Gas Forced-Air (Evcon, 2012)
Bedrooms	2	A/C	Central (age unknown)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (Brick/Block)	Sewer	City
Garage	Detached w/ Carport, 2-Car (24'x30')	Average Utilities m/l	Electric: (Ameren); Gas: (Consumers) <i>see notes</i>
Lot Size m/l	41.25'x165'	Property Taxes m/l	\$622.52 (w/ no exemptions)

Notes

Room Dimensions— Living Room: 16'x13'2"; Kitchen: 15'1"x15'3"; Dining Room: 13'x13'5"; Bedroom 1: 13'3"x12'3"; Bedroom 2: 14'2"x13'7"; Full Bath: 5'4"x8'6";

Items Included—All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Plant-ed Vegetation; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist

More Features...“Bradford-White” 40-gallon gas water heater; 100 amp breakers; Metal roof installed 2016; New 36" front door; Numerous updates throughout; Nice built-ins; Nice kitchen cabinets; 9'x12' shed, Covered front porch; En-closed side porch; **notes: utilities are not available 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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