



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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216 Locust St.

Albion, IL 62806

Asking Price: ~~\$72,500~~

Reduced: \$68,000

Information About Listing

Year Built	1949	County	Edwards
Type of Construction	1-Story Frame	PIN	03-2-134-01
Square Footage m/l	1490	School District	Edwards County CUSD #1
Total Rooms	6	Heat	Gas Forced-Air (Philco), age 4 years
Bedrooms	3	A/C	Window Units x3; Central Air Unit Does Not Work
Bathrooms	1.5	Water	City
Foundation	Partial Basement (Block)	Sewer	City
Garage	Attached 2-Car (20'x 32')	Average Utilities m/l	Electric: \$103.00 (Ameren); Gas: \$37.00 (Consumers)
Lot Size m/l	Approx. 0.38 Acre	Property Taxes m/l	\$1,286.11 (estimated w/ Owner Occupied Exemption)

Notes

Room Dimensions—Living Room: 17'10"x15'5", Dining Room: 9'3"x11'5", Kitchen: 13'7"x8'8"; Bedroom 1: 14'8"x9'11"; Bedroom 2: 15'3"x11'3", Bedroom 3: 11'1"x18'2", Half Bath: 5'8"x5'11"; Full Bath: 4'10"x7'; Walk-In Hall Closet: 4'x4'; Walk-In Pantry: 7'3"x6'4"

Items Included—Refrigerator; Range; Washer/Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Central Air Conditioning (**Does Not Work**); Light Fixtures, as they exist

More Features...200 amp electrical service on breakers; gas 45-gallon water heater (installed 2015); roof approximately 3 years old; some replacement windows in the kitchen; storm windows throughout; asphalt semi-circle drive; covered back porch; beautiful knotty pine paneling; extra attic insulation; virtually air tight with spray foam around sill plates

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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