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49 CR 300 E
Albion, IL 62806

Asking Price: \$359,900

Information About Listing

Year Built	2006	County	Edwards
Type of Construction	Frame	PIN	13-16-400-008
Square Footage m/l	2,350 (app., includes "loft" bedroom)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Radiant Floor Heat (outside wood burner); Wood Stove
Bedrooms	4	A/C	Central ('19); Split Unit ("loft", w/ heat pump,'20)
Bathrooms	2 Full	Water	Ellery Rural Water Corporation
Foundation	Concrete Slab	Sewer	Aerated Septic System
Garage	2-Car, Attached (38'x25')	Average Utilities m/l	Elec.: \$297.00 (Wayne-White); LP: market
Lot Size m/l	5.03 +/- acres	Property Taxes m/l	\$3,484.32 (w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Kitchen: 12'x17'4"; Dining Room: 11'x17'4"; Living Room: 21'6"x24"; Master Bedroom: 14'2"x17'7"; en Suite Bath (full): 9'6"x10'; Bedroom 2: 12'3"x17'; Bedroom 3: 11'8"x17"; Bathroom 2 (full): 7'x9'8"; Bedroom 4 (Loft): 14'x18

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Electric Garage Door Openers with 2 Transmitters; Central AC/HVAC System and Furnace; Water Softener ('22); Outside Wood Burner; Wood Stove in Living Room; 250-gallon LP Tank; White Playset; Swimming Pool (24' wide x 52" deep); Trampoline; **Hot Tub and FS Fuel Tank NOT included; Carport and Swimming Pool (Negotiable)**

More Features...200-amp electrical service on breakers; 400 sq. ft. covered front porch; radiant floor heat (exterior wood burner); wood-look stamped and stained concrete back patio; 12'x18' deck ('20); beautiful landscaping; playset area; 12'x16' pole barn shed ('21); 14'x24' shed; 30'x40' detached, 1200 sq. ft. insulated pole barn with electricity, water, and half bath; house and shop are on two separate electric meters; situated on chip-n-seal road with convenient proximity to both County Line Road (Grayville) and Red Hill Road (Albion)

House Updates: new kitchen including cabinets, new appliances, quartz countertops, and new kitchen window; new bar with mini fridge under staircase; water-proof "barnwood" flooring; new doors including front door, patio door, sliding screen storm door, master bedroom doors; updated stairs including new railings and carpet; ceiling fans; toilets replaced; guest bathroom sink ('22); updated mudroom/laundry ('21); fresh paint throughout

Shop Updates: new flooring ("in-law suite"); half bath addition and decking in attic storage space ('21); closed cell foam insulation, fully heated ('19)

Notes on heating system: Electric FA for backup, propane for shed heat only (ext. wood burner to fuel heat for floor and FA, if needed)

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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