



“See the difference **INTEGRITY** makes!”

**51 West Main Street, Albion, IL 62806**

Office: (618) 445-2267

**Dustin Hawkins, Designated Managing Broker/Auctioneer**  
 Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



**2 Hillcrest Dr.**

**West Salem, IL 62476**

**Asking Price: \$130,000**

### Information About Listing

<b>Year Built</b>	1970	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story, Frame	<b>PIN</b>	06-18-226-004
<b>Square Footage m/l</b>	2,405	<b>School District</b>	Edwards County CUSD #1 (WSGS)
<b>Total Rooms</b>	9	<b>Heat</b>	Electric Forced Air, Heat Pump
<b>Bedrooms</b>	5	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full, 1 Three-Quarter, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Partial, Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Elec.: \$350.00 (Ameren) <b>ALL ELECTRIC</b>
<b>Lot Size m/l</b>	125'x180'	<b>Property Taxes m/l</b>	\$2,044.60 (w/ owner occupied ex. ONLY)

### Notes

**Room Dimensions—Main Level:** Entry Way: 7'x9'8"; Kitchen: 8'x9'9"; Dining Room: 9'x11'4"; Living Room: 12'9"x23'4"; Family Room: 35'x14'9"; Master Bedroom: 15'2"x14'4"; en Suite Bathroom (full): 8'4"x7'8"; Bedroom 2: 9'2"x15'4"; Bathroom 2 (half): 3'8"x4'10"; **Upper Level:** Bedroom 3: 11'x9'11"; Bedroom 4: 10'10"x14'7"; Bedroom 5: 11'x11"; Bathroom 3 (full): 4'9"x9'9"; Loft: 19'x17'11"; **Lower Level:** Basement: 23'4"x11'10"; Bathroom 4 (three-quarter): 6'x7'6"; Laundry: 11'x11'

**Items Included—**Refrigerators; Oven/Range; Microwave; Dishwasher (4 y.o.); Garbage Disposal (4 y.o.); All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Invisible Fence System; Existing Storm and Screens; Central AC/HVAC/Furnace System and Components; Outdoor Shed; Light Fixtures, as they exist; Upright Deep Freezer; 24' Above Ground Pool; **Washer and Dryer are negotiable**

**More Features...**200-amp electrical service on breakers; asphalt shingle roof (10-15 y.o.); heated flooring and jet tub in master bath; many improvements including laminate and vinyl plank flooring, new HVAC system, B-Dry waterproofed crawlspace with 2 sump pumps, new electrical panel box, remodeled bathroom; 2, 50-gallon, electric water heaters; composite decking front porch; stone back patio; shed needs work

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

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