



"See the difference ***Integrity*** makes!"

51 West Main Street, Albion, IL 62806

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2114 S. Hillside Ln.

McLeansboro, IL 62859

Asking Price: \$284,900

Information About Listing

| | | | |
|-----------------------------|--------------------------|------------------------------|---|
| Year Built | 1996 | County | Hamilton |
| Type of Construction | 1-Story Frame | PIN | 08-22-376-002 |
| Square Footage m/l | 3,463 | School District | Hamilton County CUSD #10 |
| Total Rooms | 6 | Heat | Gas Forced-Air (2016) |
| Bedrooms | 4 | A/C | Central (1996) |
| Bathrooms | 3 Full | Water | City |
| Foundation | Poured Concrete/Basement | Sewer | Septic Tank |
| Garage | 2-Car Attached (25'x26') | Average Utilities m/l | Electric: \$176.79 (Wayne-White); City: \$51.73 (Gas/Trash) |
| Lot Size m/l | 1.3 +/- Acres | Property Taxes m/l | \$3,665.10 (estimated w/ Owner Occupied Exemption) |

Notes

Room Dimensions—Main Floor...Great Room/Kitchen: 28'x22'; Bedroom 1: 12'6"x9'3"; Bedroom 2: 13'9"x12'7"; Bath: 8'7"x7'5"; **Upstairs Loft...**Master Bedroom: 21'10"x13'9"; Master Bath: 9'6"x9'7"; Sitting Area: 4'x16; **Basement:** Great Room/Kitchen: 26'x24'9"; Bedroom: 10'x17'; Bath: 6'x8'5"; Utility Room: 9'1"x9'3"

Items Included—Refrigerator; Gas Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; Central Air Conditioning; Light Fixtures As They Exist; **Washer and Dryer are Negotiable**

More Features...gas water heater (2017); quartz countertops in main floor kitchen; large, wrap-around porch; covered front porch; wood-beam ceilings in main floor bedrooms; french doors in basement replaced in 2018; basement walks out to concrete patio; Granite-look micro bar (new) in basement with 4 barstools; stone fireplace on main floor and basement (basement fireplace is gas/wood; hickory cabinets throughout main floor kitchen and basement kitchen; new roof 2012; home painted in 2013; Water: \$23.45 (Rend Lake Cons. District)

MANY UPDATES...WELL-MAINTAINED HOME!!!

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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