



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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213 S. Albion St.  
West Salem, IL 62476  
**Asking Price: \$42,500**

### Information About Listing

<b>Year Built</b>	1910	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story Frame	<b>PIN</b>	04-2-030-07
<b>Square Footage m/l</b>	1250 (total up/down)	<b>School District</b>	West Salem Grade School (EC CUSD #1)
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced-Air (Coleman, 2015)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Fedders, 1978)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Brick/Block)	<b>Sewer</b>	City
<b>Garage</b>	Detached 1-Car (16'x20')	<b>Average Utilities m/l</b>	Electric: (Ameren); Gas: (Consumers) <i>see notes</i>
<b>Lot Size m/l</b>	41.25'x165'	<b>Property Taxes m/l</b>	\$656.34 (w/ no exemptions)

### Notes

**Room Dimensions—Downstairs:** Living Room: 12'2"x14'10"; Kitchen: 11'7"x12'1"; Bedroom 1: 12'10"x12'2"; Full Bath: 7'9"x5'1"; Enclosed Back Porch: 5'3"x17'3"; **Upstairs:** Bedroom 2: 13'1"x12'0"; Bedroom 3: 16'6"x13'2"

**Items Included—**Refrigerator; Dishwasher (needs repair); All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist

**More Features...**“Whirlpool” 50-gallon electric water heater; 100 amp breakers; Metal roof installed 2010; Extra blown-in insulation in walls and attic; Lots of updates including: laminate flooring, fresh paint and more; Some fixtures replaced; 10'x12' yard barn (negotiable); **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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