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51 West Main Street, Albion, IL 62806

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**352 S. Second St.
Albion, IL 62806**

Asking Price: \$44,900

Information About Listing

Year Built	1896	County	Edwards
Type of Construction	1-Story (Frame)	PIN	03-2-070-05
Square Footage m/l	1,248	School District	Edwards County CUSD #1
Total Rooms	5	Heat	Gas Forced-Air (Lennox)
Bedrooms	3	A/C	Central (Lennox)
Bathrooms	1.75	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	1-Car Detached (14'x28')	Average Utilities m/l	Electric: \$150.00 (Ameren); Gas: \$30 (Consumers) *See Notes
Lot Size m/l	51' x 268.62'	Property Taxes m/l	\$199.94 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Living Room: 14'1"x15'4"; Kitchen/Dining: 23'3"x9'5"; Full Bath: 7'x4'2"; Bedroom 1: 9'7"x8'8"; Bedroom 2: 12'1"x9'8"; Master Bedroom: 10'2"x12'7"; Beauty Shop 11'3"x14'; Shop Bath: 6'x5'4"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer/Dryer; All Tacked Down Carpeting; Smoke Detectors; Ceiling Fans; TV Antenna; All Planted Vegetation; Existing Storm and Screens; Garage Door Opener w/ 1 Remote; Central AC/HVAC System; Light Fixtures, as they exist

More Features... Paint, flooring, and backsplash in kitchen new in May 2016; paint interior new in November 2014; flooring in bathroom and shop new in July 2015

Please Note: Amounts in utilities may vary due to usage

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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