



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer: (618) 302-0325

Rhonda Colyer, Broker: (618) 445-1527

Tina Wells, Broker: (618) 599-0186



317 N. Broadway St.
West Salem, IL 62476
Asking Price: \$59,900

Information About Listing

Year Built	1954	County	Edwards
Type of Construction	1-Story Frame	PIN	04-2-058-06
Square Footage m/l	1,660	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Gas Forced-Air (Coleman, 2017)
Bedrooms	3	A/C	Central (Coleman, 2017)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	Attached 12'x22' (1-car)	Average Utilities m/l	Electric: \$94.00 (Ameren); Gas: \$43.10 (Consumers) ***
Lot Size m/l	0.82 acres (irregular lot)	Property Taxes m/l	\$1,559.82 (w/ owner occ. exemption)

Notes

Room Dimensions—Dining Room: 10'x9'; Living Room: 14'8"x19'6"; Kitchen: 12'x12'; Master Bedroom: 15'4"x12'8"; Master Bath: 15'4"x8'5"; Main Bath: 6'x7'6"; Bedroom 2: 11'x8'6"; Bedroom 3: 11'6"x12'10"; Utility/Office: 12'x10'6"

Items Included—Refrigerator; Oven/Range/Stove with Hood; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Light Fixtures, as they exist; Security System (owned, *presently not in use*); Whole-House Water Filter; Additional Refrigerator Filters; Electronic Garage Door Opener; Central A/C; Electronic Media Air Filter; Water Softener (owned); Outdoor Shed (10'x14' Yard Barn); Light Fixtures, as they exist

More Features...100-amp service on breakers; “Rheem” 40-gallon electric water heater (2010); 2-tier wooden deck (level 1: 15'x16'; level 2: 16'x17'); 24'x 24' concrete driveway; vinyl, dual-pane replacement windows throughout; large, spacious lot (very deep); water supply line from meter to house-replaced in 2015; semi-open floor plan; kitchen features ceramic tile floor and very nice medium-oak cabinets

PLEASE NOTE: utility averages reflect some vacancy over previous 12 months

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells