



“See the difference *Integrity* makes!”

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372 N. Third St.
Albion, IL 62806

Asking Price: \$55,000

Information About Listing

Year Built	1980	County	Edwards
Type of Construction	Modular (Wausau home)	PIN	03-2-148-04 (improved lot), 03-2-147-02 (vacant lot)
Square Footage m/l	1,056	School District	Edwards County CUSD #1
Total Rooms	6	Heat	Gas Boiler with baseboard registers (“Weil-McLain”)
Bedrooms	3	A/C	Window Units
Bathrooms	1 Full	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	Attached 12’x24’ (1-car)	Average Utilities m/l	Electricity: \$90.00 (Ameren); Gas: \$50.00 (Consumers)
Lot Size m/l	.47 acres (2 lots)	Property Taxes m/l	\$1,273.30 (owner occ. exemption; both parcels total)

Notes

Room Dimensions—Living Room: 14’10”x15’10”; Kitchen/Dining Area: 8’2”x19’2”; Master Bedroom: 8’1”x13’3”; Bath: 5’7”x4’9”; Bedroom 2: 11’4”x11’2”; Bedroom 3: 8’10.”x11’5”

Items Included—Refrigerator; Range; Washer; Dryer; Microwave; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; Window Air-Conditioners; Fireplace; Fireplace Gas Logs; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door with openers; Central Air Conditioning; Light Fixtures as they exist

More Features...100-amp breakers; 40-gallon gas water heater (“Whirlpool”); detached workshop with overhead door; shed; playhouse; new hardwood flooring installed (two bedrooms, 2017); siding, roof, and windows replaced in 2010; kitchen, living room, and dining room remodeled in 2010; **Very clean, and 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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