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51 West Main Street, Albion, IL 62806

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200 S. Charles St.
West Salem, IL 62476
Asking Price: \$65,000

Information About Listing

Year Built	1971	County	Edwards
Type of Construction	1-Story (Frame)	PIN	04-2-028-01
Square Footage m/l	912	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	5	Heat	Gas Forced-Air (Evcon; age unknown)
Bedrooms	3	A/C	Central (Carrier; age unknown)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	2-Car Attached (24'x25')	Average Utilities m/l	Electric: \$121.00 (Ameren); Gas: \$26.29 (Consumers)
Lot Size m/l	82.5'x82.5' (Corner Lot)	Property Taxes m/l	\$1,277.35 (est. w/ Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Living Room: 16'1"x12'; Bath: 7'4"x5'8"; Bedroom 1: 12'10"x9'4"; Bedroom 2: 9'3"x12'2"; Bedroom 3: 11'5"x8'8"; Eat-in Kitchen: 19'2"x11'6"; Utility/Laundry Room: 5'1"x7'3"

Items Included—Refrigerator; Range; Hood-vent Microwave; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna; All Planted Vegetation; Existing Storm and Screens; Garage Door Openers w/ 2 Remotes; Central AC/HVAC system; Water Softener (owned); Light Fixtures, as they exist

More Features... 100-amp electrical service on breakers; electric 40-gallon "Reliance" water heater (2017); kitchen and bath completely remodeled in 2008; brand-new "Mohawk" carpet and padding installed November 2018; fresh interior paint throughout; architectural shingle roof, vinyl siding, vinyl replacement window all in 2008; attached oversized 2-car double-insulated garage with floor drain and 2 automatic overhead insulated doors; 10'x16' shed with electricity; 15'x10' screened patio building with concrete floor

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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