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51 West Main Street, Albion, IL 62806

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2831 Wabash 6 Ave.

Mt. Carmel, IL 62863 (Cowling)

Asking Price: ~~\$139,000~~

Reduced: ~~\$125,000~~

REDUCED AGAIN: \$117,000

Information About Listing

Year Built	1930 (?)	County	Wabash
Type of Construction	2-Story	PIN	03-112-26-400-023-02
Square Footage m/l	2,436	School District	Wabash Co./Mt Carmel SD#348
Total Rooms	8	Heat	Gas Forced-Air
Bedrooms	4	A/C	Central (Coleman; app.12 yrs old)
Bathrooms	2	Water	15' Shallow Well
Foundation	Basement (concrete)	Sewer	Septic
Garage	2-Car Detached (20'x32')	Average Utilities m/l	Unavailable due to vacancy
Lot Size m/l	1.09 acres	Property Taxes m/l	\$1,576,74 (w/ no exemptions)

Notes

Room Dimensions—Main Floor/Downstairs...Living Room: 15'x22'; Dining Room: 16'3"x12'3"; Kitchen: 10'x13'9"; Breakfast Nook: 6'x5'3"; Walk-In Pantry: 4'x5'4"; Enclosed Porch: 11'6"x7'6"; Bedroom 1: 12'x2"x13'8"; Bedroom 2: 11'8"x11'8"; Full Bathroom/Laundry: 7'x11'6"; 3/4 Bathroom: 7'4"x7'2"; Office: 9'x11'8"; **Upstairs...**Potential Bedroom 3; 10'x9"x14'4"; Potential Bedroom 4: 10'9"x16'4"

Items Included—Refrigerator; Oven/Stove; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Gate; Existing Storm and Screens; Electronic Garage Door Opener; Central AC; Water Softener; A.O. Smith Premax 40 gallon Water Heater approximately 10 y/o; Light Fixtures, as they exist

More Features...covered front porch: 200 SF (concrete); covered back deck: 14'x36'(Wood); garage with electricity, concrete floor, and power overhead, shingle roofing-approximately 11y/o; 100 amp breakers; quality vinyl replacement windows; oak kitchen cabinets; gun closets along with many other closets and storage throughout

PLEASE NOTE: Appliances and Furniture are **NEGOTIABLE**

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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