



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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213 S. Albion St.
West Salem, IL 62476
Asking Price: ~~\$42,500~~

Reduced: ~~\$39,900~~

REDUCED AGAIN: \$37,000

Information About Listing

Year Built	1910	County	Edwards
Type of Construction	1.5-Story Frame	PIN	04-2-030-07
Square Footage m/l	1250 (total up/down)	School District	West Salem Grade School (EC CUSD #1)
Total Rooms	5	Heat	Gas Forced-Air (Coleman, 2015)
Bedrooms	3	A/C	Central (Fedders, 1978)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (Brick/Block)	Sewer	City
Garage	Detached 1-Car (16'x20')	Average Utilities m/l	Electric: (Ameren); Gas: (Consumers) <i>see notes</i>
Lot Size m/l	41.25'x165'	Property Taxes m/l	\$656.34 (w/ no exemptions)

Notes

Room Dimensions—Downstairs: Living Room: 12'2"x14'10"; Kitchen: 11'7"x12'1"; Bedroom 1: 12'10"x12'2"; Full Bath: 7'9"x5'1"; Enclosed Back Porch: 5'3"x17'3"; **Upstairs:** Bedroom 2: 13'1"x12'0"; Bedroom 3: 16'6"x13'2"

Items Included—Refrigerator; Dishwasher (needs repair); All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist

More Features...“Whirlpool” 50-gallon electric water heater; 100 amp breakers; Metal roof installed 2010; Extra blown-in insulation in walls and attic; Lots of updates including: laminate flooring, fresh paint and more; Some fixtures replaced; 10'x12' yard barn (negotiable); **notes: utilities are not available due to vacancy**

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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