



"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
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



2 Scott Ln.

Fairfield, IL 62837

Asking Price: ~~\$129,900~~

Reduced: \$124,900

Information About Listing

Year Built	1960's (?)	County	Wayne
Type of Construction	1-story, ranch (frame, brick/stone)	PIN	14-50-064-005
Square Footage m/l	2,100 (app.)	School District	Fairfield PSD 112 (Fairfield CHS 225)
Total Rooms	7	Heat	Gas Forced Air (Luxaire HE; age ?)
Bedrooms	3-4	A/C	Central (brand and age ?)
Bathrooms	1 full, 1 half, 1 three-quarter	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached, 2-car (20'x22')	Average Utilities m/l	Municipal (gas, electric, water, sewer, trash, etc.): \$199.00
Lot Size m/l	160'x120'	Property Taxes m/l	\$2,687.52 (w/ FULL exemptions)

Notes

Room Dimensions—Living Room: 26'x15'; Dining Room: 11'x15'6"; Kitchen: 16'x11'; Utility/Rear Entrance: 7'6"x12'6"; Family Room/Potential BR 4: 15'10"x16"; Half Bath: 4'2"x4'2"; Main Bath: 6'8"x11'; Master Bedroom: 15'5"x13' w/ en-suite 3/4 Bathroom: 5'8"x10'1"; Bedroom 2: 14'10"x12'1"; Bedroom 3: 11'5"x12'1"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-In Attached Shelving; Smoke Detectors; Ceiling Fans; Fireplace (w/ electric insert, cosmetic *only*); Existing Storm and Screens; Electronic Garage Door Opener with 2 transmitters; Central AC/HVAC system; Outdoor Shed (10'x16'); Light Fixtures as they exist; *Some furniture may be negotiable!!!*

More Features... 100-amp electrical service on breakers; Lochinvar 40-gal. gas water heater (2004); architectural shingle roof (2006-2008?); tons of storage and closets throughout; very clean/well maintained; nice residential neighborhood; covered front porch/landing; brick paver patio (rear); beautiful lot

EXCELLENT LOCATION...JUST ABOUT ONE BLOCK FROM THE FAIRFIELD PUBLIC GOLF COURSE!!!

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