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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: ~~\$109,900~~***

***Reduced: \$102,000***

### Information About Listing

<b>Year Built</b>	1930 (?)	<b>County</b>	Wabash
<b>Type of Construction</b>	2-Story	<b>PIN</b>	03-112-26-400-023-02
<b>Square Footage m/l</b>	2,436	<b>School District</b>	Wabash Co./Mt Carmel SD#348
<b>Total Rooms</b>	8	<b>Heat</b>	Gas Forced-Air
<b>Bedrooms</b>	4	<b>A/C</b>	Central (Coleman; app.12 yrs old)
<b>Bathrooms</b>	2	<b>Water</b>	15' Shallow Well
<b>Foundation</b>	Basement (concrete)	<b>Sewer</b>	Septic
<b>Garage</b>	2-Car Detached (20'x32')	<b>Average Utilities m/l</b>	Unavailable due to vacancy
<b>Lot Size m/l</b>	1.09 acres	<b>Property Taxes m/l</b>	\$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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