



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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104 Hillcrest Dr.
Albion, IL 62806

Asking Price: ~~\$87,500~~

Reduced: \$79,900

Information About Listing

Year Built	1954	County	Edwards
Type of Construction	1-Story, Frame	PIN	02-2-004-01
Square Footage m/l	962	School District	Edwards County CUSD #1
Total Rooms	4	Heat	Gas FA (Carrier "Weathermaker 9200"; age unknown)
Bedrooms	2	A/C	Central (age unknown)
Bathrooms	1 Full	Water	City
Foundation	Full Basement (Block)	Sewer	City
Garage	1-Car Attached (15'x26')	Average Utilities m/l	Electric: \$52.74 (Ameren); Gas: \$42.00 (Consumers) <i>see notes</i>
Lot Size m/l	99.83'x179'	Property Taxes m/l	\$1,239.17 (est. w/ Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Living Room: 24'10"x11'8" Bath: 7'8"x9'4"; Bedroom 1: 14'x9'2"; Bedroom 2: 10'6"x11'10"; Kitchen: 11'8"x12'4"

Items Included—Refrigerator; Stove/Cooktop/Oven; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Garage Door Opener w/ 2 Remotes; Central AC/HVAC System; Light Fixtures, as they exist; Basement Dehumidifier; Bathroom Vanity Chair

More Features... 125-amp electrical service on breakers; "State Censible 510 E" 30-gallon electric water heater (age unknown); architectural shingle roof (installed app. 2012); vinyl siding; vinyl replacement windows throughout; original hardwood floors; vinyl and carpet floor coverings; attractive wood cabinetry and laminate countertops in kitchen; 5'6"x5' concrete front stoop; 12'x44' concrete driveway with drain and grate near garage door; concrete sidewalk

PLEASE NOTE: *Utility averages may be inaccurate due to some vacancy over past 12 months; RE tax estimate based on current assessment*

EXTREMELY CLEAN AND WELL-MAINTAINED HOME!!!

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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