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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
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186
Lyndell Rice (618) 384-6563



200 Woodbridge Ln.
Albion, IL 62806

Asking Price: \$255,000

Information About Listing

Year Built	1998	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	03-2-154-13
Square Footage m/l	2,180	School District	Edward County CUSD #1
Total Rooms	8	Heat	Gas, Forced Air (2 units, 1998)
Bedrooms	3	A/C	Central (2 units, 1998 and 2016)
Bathrooms	2 Full, 1 Half	Water	City
Foundation	Basement (Poured Concrete)	Sewer	City
Garage	Attached 2-Car (22'x22')	Average Utilities m/l	Elec.: \$86.00 (Ameren); Gas: \$52.74 (Consumers)
Lot Size m/l	App. 1.35 acres total (see notes)	Property Taxes m/l	\$4,620.72(est. w/ owner occupied exemption only)

Notes

Room Dimensions—Main Floor...Living Room: 16'x25'; Family Room: 15'6"x13'6"; Kitchen: 13'5"x10'5"; Dining Room: 13'6"x13'6"; Breakfast Nook/Office: 10'6"x9'; Master Bedroom: 13'6"x18'6"; En-Suite Master Bath: 13'6"x16' (w/ garden tub and closet); Half Bath: 5'x6'; **Upstairs...**Bedroom 2: 13'x13'6"; Bedroom 3: 13'x9'6"; Full Bath: 10'x5'

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Fireplace (x2) Screen, Door, Grate; Existing Storm and Screens; Central Vac & Equipment; Electronic Garage Door Opener w/ 2 Transmitters; Central Air Conditioning/HVAC System (x2); Central Humidifier; Water Softener (MacClean); Light fixtures, as they exist

More Features...200-amp service on breakers; gas water heater (67-gal.); concrete apron/approach (22'x30'); covered front porch (8'x27'); rear wood deck (12'x24'); upstairs AC unit replaced in 2016; new garage door and opener in 2015; new sewer pump in 2017; window screens replaced in 2014; Corian countertops; Pella windows throughout; fireplaces on main floor and in basement; chimney caps replaced, chimneys last clean/service in 2016 (not used since); new stove, faucets, dish washer, microwave and garbage disposal all in 2018; basement is app. 1,400 sq. ft. in size

Special Notes: Lot 1 (0.64 acre) vacant; Lot 2 (0.70 acre) with house/improvements. Seller would consider selling lot separately, but house must sell first. HOA fees are \$105.00 per lot, per year. Wanboro Lake Subdivision CCR's apply.

BEAUTIFUL LAKESIDE, CUSTOM-BUILT 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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