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51 West Main Street, Albion, IL 62806

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144 W. Main St.

Albion, IL 62806

Asking Price: \$62,500

Information About Listing

Year Built	1931	County	Edwards
Type of Construction	1.5 Story, Frame w/ brick and stone	PIN	03-2-016-09
Square Footage m/l	2,062 (TOTAL)	School District	Edwards County CUSD #1
Total Rooms	8	Heat	Gas F/A (Carrier) w/ supp. Elec. Baseboard heaters
Bedrooms	3-5	A/C	Central (Carrier, "Tech 2000")
Bathrooms	2 Full; 2 Half	Water	City
Foundation	Basement (brick/block)	Sewer	City
Garage	Detached 2-car (20'x24'; block)	Average Utilities m/l	Electric: \$88.00 (Ameren); Gas: \$42.59 (Consumers) see notes
Lot Size m/l	57'x138.5'	Property Taxes m/l	\$1,872.86 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Main Floor...Kitchen: 15'x9'; Dining: 14'x12'; Living Room: 20'x14'10"; Bedroom 1: 12'6"x11'; Bedroom 2: 14'6"x10'8" w/ en-suite Half Bath: 5'7"x4'; Full Bath: 6'6"x7'; Office: 11'3"x10'10"; Upstairs...Bedroom 3: 16'4"x9'; Full Bath: 10'5"x5'4"; Potential Bedroom 4: 13'7"x9'3"; Potential Bedroom 5: 10'x10'5"

Items Included—Refrigerator; Range; Dishwasher; Water Softener; Washer; Dryer; All Tacked Down Carpeting; All window Treatment/hardware; Built-in/Attached Shelving; Existing Storm and Screens; Light Fixtures, as they exist

More features—200-amp electrical service on breakers; asphalt shingle roof (age ?); "Craftmaster" 50-gal. elec. water heater (1994, new elements in '15); original hardwood floors under carpets; original trim and doors; vinyl replacement windows on main floor; concrete front porch, sidewalks, and large concrete driveway; lots of storage space and closets throughout

Please Note: utility averages may not be accurate 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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