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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

Tina Wells (618) 599-0186

Amy Edwards (618) 383-5614

Lyndell Rice (618) 384-6563



**200 SE Fifth St.  
Fairfield, IL 62837**

***Asking Price: \$99,500***

### Information About Listing

<b>Year Built</b>	Early 1970's	<b>County</b>	Wayne
<b>Type of Construction</b>	1-Story, Frame (Brick)	<b>PIN</b>	21-50-020-009
<b>Square Footage m/l</b>	1,245	<b>School District</b>	Fairfield PSD 112 (Fairfield CHS 225)
<b>Total Rooms</b>	4	<b>Heat</b>	Electric Ceiling Heat
<b>Bedrooms</b>	2	<b>A/C</b>	Central (Goodman, 2015)
<b>Bathrooms</b>	1 full, 2 three-quarter	<b>Water</b>	City
<b>Foundation</b>	Basement (poured)	<b>Sewer</b>	City
<b>Garage</b>	Attached, 1-Car (16'x30')	<b>Average Utilities m/l</b>	\$237.50 (City Bill; elec., gas, water, and sewer)
<b>Lot Size m/l</b>	83.9'x102.1'	<b>Property Taxes m/l</b>	\$3,033.28 (w/ owner occupied exemption ONLY)

### Notes

**Room Dimensions**—Living Room: 22'1"x11'11"; Dining Room: 10'x17'2"; Kitchen: 7'10"x7'4"; Main Bath: 7'11"x4'11"; Master Bedroom: 12'x17'5"; En Suite Bath (3/4): 7'11"x6'10"; Walk-In Closet: 5'5"x5'10"; Bedroom 2: 11'5"x11'8"; Walk-In Closet: 5'5"x5'7"; **Basement**...Laundry: 8'1"x8'5"; Bath (3/4): 8'1"x5'8"; **ADDITIONAL LIVING SPACE IN FULL, FINISHED BASEMENT!!!**

**Items Included**—Garbage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Existing Storm & Screens; Electronic Garage Door Opener(s) With Transmitters; Central AC; Light Fixtures, as they exist; **APPLIANCES (refrigerator, range, microwave, dishwasher, washer, and dryer) ARE NEGOTIABLE!!!**

**More Features**...200-amp electrical service on breakers; Rheem 50-gal. electric water heater (age unknown); air handler installed in 2015 with new AC unit; 13'x13' covered rear deck/porch (composite and vinyl); concrete, covered front porch/walkway; shared asphalt driveway; insulated garage with heated and insulated room on one end; added approximately 6" of insulation to attic space approximately 5 years ago; architectural shingle roof (2014); lots of storage; large pantry closet in kitchen; ventless gas space heater for supplemental heat in basement (no gas on at this time); bathrooms feature "quick heat" wall units (electric) for supplemental heat

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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