



"See the difference *Integrity* makes!"

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



932 N. Second St.

Albion, IL 62806

Asking Price: \$160,000

Information About Listing

Year Built	1955	County	Edwards
Type of Construction	1-Story, Brick Masonry	PIN	07-36-327-002
Square Footage m/l	1,490	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas Forced-Air ("Carrier")
Bedrooms	3-4	A/C	Central ("Carrier")
Bathrooms	1 Full	Water	City
Foundation	Basement (Block)	Sewer	City
Garage	Attached 1-Car (14'x 20')	Average Utilities m/l	Electric: \$130.00 (Ameren); Gas: \$70.00 (Consumers)
Lot Size m/l	1.21 acres (Irregular Lot)	Property Taxes m/l	\$1,685.55 (est. w/ owner occ. ex.; current assessed value)

Notes

Room Dimensions—Entry: 4'2"x13'2"; Living Room: 11'6"x21'10"; Dining Room: 10'4"x13'7"; Kitchen: 7'9"x6'7"; Bedroom 1: 11'5"x12'7"; Bedroom 2: 13'7"x11'6"; Bedroom/Den: 12'3"x8'9"; Bedroom 3: 9'8"x12'7"; Bathroom: 8'8"x5'1"; Breezeway: 8'11"x18'5"; Basement: 22'3"x41'

Items Included—Refrigerator; Range; Microwave; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener w/ 1 Remote; Central Air Conditioning/HVAC System; Two Outdoor Sheds; Light Fixtures, as they exist; Stove, Refrigerator, and Deep Freeze in Basement

More Features... 100-amp electrical service on breakers; 40-gal. "Bradford-White" gas water heater; hardwood flooring throughout home under carpet-except for bath, kitchen, and dining room; large closets; replacement windows app. 15 y/o; picture window (east) has film in-between glass; full basement kitchen; shower hook-up in basement; asphalt drive; roof app 9 y/o; 30'x45' shed with concrete floor, insulated wall boards, and electric with separate 100-amp service on breakers, electric garage door and opener; one owner/built; located just outsid city limits

EXCEPTIONALLY 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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells