



“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



334 E. Main St.
Albion, IL 62806

Asking Price: \$135,000

Information About Listing

Year Built	1979	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-326-016; 10-01-326-014
Square Footage m/l	2,368 (inc. finished bsmt.)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas Forced-Air (“Lennox”)
Bedrooms	4	A/C	Central (“Carrier”)
Bathrooms	2 Full	Water	City
Foundation	Full Walkout Basement (concrete)	Sewer	City
Garage	Attached 2 Car (22’x 24’)	Average Utilities m/l	Electric: \$109.10 (Ameren); Gas: \$37.58 (Consumers)
Lot Size m/l	1.13 Acres (total)	Property Taxes m/l	\$2,408.08 (TOTAL; owner occ. ex. on improved parcel only)

Notes

Room Dimensions—Main Floor...Living Room: 17’10”x13’6”; Dining Room: 11’6”x13’; Kitchen: 10’6”x10’10”; Bathroom: 4’6”x8’; Bedroom 1: 11’7”x13’6”; Bedroom 2: 12’11”x11’7”; Bedroom 3: 9’11”x11’5”; Bathroom: 8’8”x5’1”

Finished Basement—Family Room: 25’x21’; Master Bedroom (irregular): 10’x12’ and 13’9”x10’x11”; Master Bath: 7’7”x10’8”; Walk-in Closet: 5’10”x7’11”; Laundry/Utility Room: 11’2”x11’5”

Items Included—Stainless “Whirlpool” Refrigerator, Range, and Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Central AC/HVAC System; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gal. “Richmond” gas water heater; knotty-pine, tongue-in-groove walls in some rooms; new carpets in 2016, laminate, and vinyl throughout; ample closet/storage space; good access to attic; full, finished basement with barnwood accent family room wall and French doors to the back patio (walkout); double-soaker, jetted tub in master bath; new roof in 2019-Owens Corning shingles with transferrable warranty; new ceiling installed under deck and new stairs installed on patio area in 2018; beautiful landscaping around front of house and back patio

BEAUTIFUL HOME AND WOODED LOT WITH BACKYARD GETAWAY!!!

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