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51 West Main Street, Albion, IL 62806

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119 S. Seventh St.  
Albion, IL 62806

Asking Price: ~~\$69,900~~

**Reduced: \$65,000**

### Information About Listing

<b>Year Built</b>	1946	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	10-02-452-011
<b>Square Footage m/l</b>	1,068	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced Air (“Evcon”; app. 13 y/o)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (“Evcon”; age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 1-Car (16’x19’)	<b>Average Utilities m/l</b>	Elec.: \$84.00 (Ameren); Gas: \$37.50 (Consumers)
<b>Lot Size m/l</b>	90’x231.51’ (0.48 ac.)	<b>Property Taxes m/l</b>	\$1,004.92 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 22’x13’; Dining Room: 9’x9’; Kitchen: 7’5”x11’; Bedroom 1: 10’6”x12’; Bedroom 2: 13’x12’; Bedroom 3: 8’4”x11’ (with washer/dryer hook ups); Bathroom: 4’10”x7’10”

**Items Included**—Refrigerator; Range; Microwave; Dishwasher (never used/may NOT work??); Garbage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener (poor condition/may NOT work??); Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist; **Washer and Dryer are negotiable**

**More Features**...200-amp electrical service on breakers; 40-gallon “Bradford White” gas water heater; new architectural shingle roof (2018); new vinyl siding (2018); many new/updated fixtures, including lights, fans, etc.; 2 of 3 bedrooms were recently lightly remodeled with new flooring, paint, and doors; wood burning fireplace (never used by current owner/BUYER SHOULD HAVE INSPECTED BEFORE USING); walk-in shower in basement; 10’x19’ enclosed “lean to” on detached garage; 4’x5’ block/concrete front stoop; 22’x20’ carport with 3 sides enclosed; 12’x20’ carport (currently located behind garage)

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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