



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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204 Seminary St.
West Salem, IL 62476
Asking Price: ~~\$53,700~~
Reduced: \$49,900

Information About Listing

| | | | |
|-----------------------------|--------------------------|------------------------------|--|
| Year Built | 1954 | County | Edwards |
| Type of Construction | 1-Story, Brick | PIN | 06-18-285-007 |
| Square Footage m/l | 696 | School District | Edwards County CUSD #1 (WSGS) |
| Total Rooms | 4 | Heat | Gas Forced-Air (Goodman, 2013) |
| Bedrooms | 2 | A/C | Central (Philco, age unknown) |
| Bathrooms | 1 Full | Water | City |
| Foundation | Crawlspace (Block) | Sewer | City |
| Garage | Attached, 1-Car (8'x19') | Average Utilities m/l | Unavailable due to vacancy |
| Lot Size m/l | 75'x60' | Property Taxes m/l | \$983.88 (w/ NO ex.; likely to increase w/ new assessment) |

Notes

Room Dimensions—Kitchen: 9'10"x8'10"; Living/Dining Room: 15'x17'3"; Bathroom: 5'7"x4'9"; Bedroom 1: 11'x10'5"; Bedroom 2: 9'4"x10'4"

Items Included—Refrigerator; Range; Microwave; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; Existing Storm and Screens; Central AC/HVAC system and components; Outdoor Shed; Light Fixtures as they exist

More Features...200-amp service on breakers; “Reliance” gas water heater (2014); roof replaced in 2011; new floors throughout; kitchen is all new except appliances; bath is all new except tub; new paint, trim, light fixtures, fans, window treatments, new wiring, interior doors, and blown-in insulation; yard barn (2012)

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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