



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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444 New St.
West Salem, IL 62476
Asking Price: \$49,900

Information About Listing

Year Built	1972	County	Edwards
Type of Construction	1-Story, Frame	PIN	16-17-307-001
Square Footage m/l	1,860	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Electric Radiant Ceiling Heat
Bedrooms	4	A/C	Window Units (x 3)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$58.93* (Ameren) ALL ELECTRIC!!!
Lot Size m/l	178.2'x167.64' (0.69 ac.)	Property Taxes m/l	\$1,575.16 (est. w/ owner occ. ex. ONLY; current assessment)

Notes

Room Dimensions—Original Structure...Living Room: 15'6"x12'10"; Eat-In Kitchen: 22'1"x10'9"; Bedroom 1: 9'5"x9'5"; Bedroom 2: 11'10"x9'4"; Bedroom 3: 12'x10'9"; Main/Full Bathroom: 4'10"x10'8"; **Addition...**Bedroom 4: 12'8"x11'11"; En-Suite 3/4 Bathroom: 11'5"x5'3"; Utility/Laundry: 5'2"x7'10"; Family Room: 17'5"x19'4"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Ceiling Fans; Window Air Conditioners; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Light Fixtures, as they exist; Outdoor Sheds (x2)

More Features...200-amp electrical service on breakers; 40-gallon "Reliance 606" electric water heater; metal roof (app. 6 y/o); re-modeled kitchen; family room has brick fireplace and two large storage closets; great location-last house on "dead-end street"

**Utilities may not be accurate due to vacancy.*

COUNTRY-LIKE SETTING ON THE EDGE OF TOWN!!!

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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