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51 West Main Street, Albion, IL 62806

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119 S. Seventh St.
Albion, IL 62806

Asking Price: ~~\$65,000~~

Reduced: \$59,900

Information About Listing

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