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135 S. Seventh St.

Albion, IL 62806

**Asking Price: \$58,000**

### Information About Listing

<b>Year Built</b>	1955	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	10-02-452-014
<b>Square Footage m/l</b>	808	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	4	<b>Heat</b>	Gas Forced Air (“Carrier”; age unknown)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (“Carrier”; age unknown)
<b>Bathrooms</b>	1-Full; 1-3/4 (basement)	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 2-Car (24’x24’)	<b>Average Utilities m/l</b>	Elec.: \$100.00 (Ameren); Gas: \$25.00 (Consumers)
<b>Lot Size m/l</b>	70’x120’ (0.19 ac.)	<b>Property Taxes m/l</b>	\$798.56 (est. w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 15’8”x13’5”; Bedroom 1: 11’6”x11’7”; Main Bath: 5’7”x7’10”; Bedroom 2: 11’5”x8’7”; Kitchen: 13’3”x12’1”; 3/4 Bathroom (basement): 7’10”x8’4”

**Items Included**—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 2 Transmitters; Central AC/HVAC/Furnace systems and components; Light Fixtures, as they exist; Freezer, Refrigerator, and Dehumidifier in basement

**More Features**...100-amp electrical service on breakers; 40-gallon “Craftmaster” gas water heater (1988); architectural shingle roof on house and garage (age?); vinyl replacement windows; painted aluminum siding with some stone veneer; closets throughout; kitchen “setup” in basement; 6’x7’ covered front porch; 18’x12’ partially covered porch; concrete driveway and sidewalks; “Built-more” post-frame garage with electricity from house, concrete floor, and power overhead door; newer central air and furnace units

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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