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320 E. Elm St.

Albion, IL 62806

Asking Price: \$70,000

Information About Listing

Year Built	1951	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-176-036
Square Footage m/l	696	School District	Edwards County CUSD #1 (AGS)
Total Rooms	4	Heat	Gas Forced Air (“Rheem” 2013)
Bedrooms	1	A/C	Central (“Rheem” 2013)
Bathrooms	1 Full	Water	City
Foundation	Basement (block)	Sewer	City
Garage	Detached 3-Car (45’x24’)	Average Utilities m/l	Elec.: \$135.18 (Ameren); Gas: \$30.23 (Consumers)
Lot Size m/l	90.5’x240.9’	Property Taxes m/l	\$1,117.20 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 15’11”x11’9”; Bedroom: 12’3”x10’9”; Kitchen/Dining Room: 18’4”x10’6”; Bathroom: 8’4”x8’7”

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fans; All Planted Vegetation; Fireplace (capped chimney); Existing Storm and Screens; Electronic Garage Door Opener(s) with Transmitters; Light Fixtures, as they exist; Dehumidifier in Basement; Patio Furniture; Dresser; TV with surround-sound system

More Features...100-amp electrical service on breakers; “Tempra” on-demand gas water heater; vinyl replacement windows in 2013; refinished wood flooring in living room; black marble tile (2013) in kitchen/dining room; carpet in bedroom; vinyl siding; architectural shingle roof; living room surround-sound; fireplace chimney is capped; three-car garage (built in 2013) with three power roll-up doors, concrete floor, 200-amp electrical service, loft, water (from house); beautifully landscaped lot; concrete front drive, two gravel drives to alley at the rear; front porch/paver patio; rear concrete patio area

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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