



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186
Lyndell Rice (618) 384-6563



212 E. Pine St.
Albion, IL 62806

Asking Price: \$59,900

Information About Listing

Year Built	1947	County	Edwards
Type of Construction	1.5-Story, Brick/Masonry	PIN	10-01-153-005
Square Footage m/l	1,260 (total)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Forced Air (“Carrier”; age unknown)
Bedrooms	3	A/C	Central (“Concept”; age unknown)
Bathrooms	1 Full; 1 Half	Water	City
Foundation	Basement (brick)	Sewer	City
Garage	Attached Carport (17’x31’)	Average Utilities m/l	Elec.: \$150.00 (Ameren); Gas: \$100 (Consumers)
Lot Size m/l	64’x231’ (0.33 ac.)	Property Taxes m/l	\$933.54 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 12’9”x22’2”; Kitchen: 8’5”x11’2”; Living Room: 12’9”x22’2”; Bedroom 1: 11’8”x12’10”; Bedroom 2: 9’x12’; Bedroom 3: 11’10”x8’9”; Bathroom: 6’8”x4’9”; Upstairs Half Bath: 3’x4’5”

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storm and Screens; Central AC/HVAC/Furnace and components; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; 40-gallon “Coronado” gas water heater (age?); house roof and carport roof replaced around 2010; windows replaced in 2010; updated meter and breaker box; 18’ “Vogue” above-ground swimming pool installed by Firemaster in 2013 with 12’x30’ pool deck

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells