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51 West Main Street, Albion, IL 62806

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910 Catalpa St.
Albion, IL 62806

Asking Price: \$79,900

Reduced: \$75,000

Information About Listing

Year Built	1962	County	Edwards
Type of Construction	1-Story, Frame (ranch)	PIN	11-06-176-003
Square Footage m/l	1,066	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Forced Air (“Carrier”; age unknown)
Bedrooms	3	A/C	Central (“Williams”; age unknown)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached, 2-Car (28’x26’)	Average Utilities m/l	Elec.: \$107.00 (Ameren); Gas: \$44.18 (Consumers)
Lot Size m/l	0.72 Acre	Property Taxes m/l	\$1,466.82 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 16’11”x11’10”; Kitchen: 16’2”x12’10”; Bedroom 1: 9’x11’11”; Bedroom 2: 10’1”x11’11”; Bedroom 3/Office: 12’10”x7’8”; Bathroom: 7’4”x11’2”; Garage: 26’x24’ (interior)

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storm & Screens; Electronic Garage Door Opener(s) with (?) Transmitter(s); Central Air Conditioning/Furnace/HVAC/Central Humidifier(?); Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; 50-gallon “Richmond” gas water heater (manufactured 2015, installed 2017); new shingle roof (2016); recently repainted interior, including some trim; several replacement windows; new flooring in children’s bedroom and bathroom; new lattice on front porch and newer deck finish; laminate and carpet floor coverings throughout; oak cabinets and center island in kitchen; “garage” building (12’x24’) with 6’x24’ porch; 10’x14’ shed; wraparound deck with partially covered porches

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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