



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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227 E. Elm St.  
Albion, IL 62806

**Asking Price: \$79,500**

### Information About Listing

<b>Year Built</b>	1939	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story, Brick/Masonry	<b>PIN</b>	10-01-303-006 (old #: 03-2-024-01)
<b>Square Footage m/l</b>	1,170 (total)	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced-Air (Goodman, 2008)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Philco, 2014)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electric: \$82.00 (Ameren); Gas: \$28.00 (Consumers)
<b>Lot Size m/l</b>	50'x224.50'	<b>Property Taxes m/l</b>	\$1,012.81 (est. w/ Owner Occ. Ex.-Current Assessment)

### Notes

**Room Dimensions—Main Floor...**Entryway: 3'6"x5'; Kitchen: 11'7"x9'8"; Dining Room: 11'x9"; Living Room: 11'2"x16'6"; Bathroom: 8'x5'6"; Bedroom 1: 11'6"x10'8"; **Upstairs...**Bedroom 2: 16'2"x11'3"; Bedroom 3: 9'x17'3;  
**Basement Interior Measurements:** 23'x29'

**Items Included**—Refrigerator; Range; Microwave; Garbage Disposal; Washer; Dryer; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm & Screens; Central AC/HVAC System/Components; Light Fixtures, as they exist; Dehumidifier in basement; Pantry doors and Original (?) front door

**More Features...**40-gallon “Bradford-White” gas water heater (2006); original hardwood floors restored; fresh interior paint throughout; kitchen cabinets painted with new hardware; new light fixtures throughout; like-new stainless steel appliances; like-new concrete driveway and sidewalk; replacement windows (vinyl) new in 2014

**Please Note:** Utility averages may be slightly inaccurate due to some vacancy over the last 12 months.

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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