



"See the difference ***Integrity*** makes!"

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**203 Ellis Ln.**

**Albion, IL 62806**

***Asking Price: \$245,000***

### Information About Listing

<b>Year Built</b>	2016	<b>County</b>	Edwards
<b>Type of Construction</b>	Modular, "Rochester Homes"	<b>PIN</b>	10-03-228-008 (Alt. #: 03-2-153-12)
<b>Square Footage m/l</b>	1,920	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Gas FA (Carrier, 2016)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Carrier, 2016)
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (poured concrete)	<b>Sewer</b>	City
<b>Garage</b>	2-Car Att. (below-grade)	<b>Average Utilities m/l</b>	Electricity: \$131.00 (Ameren); Gas: \$44.34 (Consumers)
<b>Lot Size m/l</b>	1.35 Acres	<b>Property Taxes m/l</b>	\$4,322.38 (w/ owner occupied exemption ONLY)

### Notes

**Room Dimensions**—Entryway: 6'10"x5'5"; Office: 9'6"x6'9"; Living Room: 16'10"x22'; Master Bedroom: 14'1"x13'11"; Master Bath: 14'x14' (including walk-in closet and water closet); Kitchen: 14'2"x12'6"; Dining Area: 14'2"x10'4"; South Entryway: 4'11"x7'; Laundry: 7'1"x8'2" (including pantry); Bedroom 2: 12'4"x10'3"; Main Bathroom: 10'2"x7'5"; Bedroom 3: 10'7"x14'2"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener with 2 transmitters; Central AC/Furnace/HVAC system and components; Light Fixtures, as they exist; Pellet Stove; Above Ground Swimming Pool and ALL components; Firewood Box

**More Features**...200-amp electrical service on breakers; 40-gallon gas water heater (2016); vinyl siding and some stonework; architectural shingle roof (2016); 20'x9' covered front porch; 12'x25' partially covered back deck (overlooking pool, lake); 24'x24' concrete pad/apron at garage entrance; full basement is partially finished (includes the garage/workshop space); **Wanboro Lake Subdivision CCR's, HOA FEES, and ALL other use restrictions apply. Contact listing agent for details.**

***LIKE-NEW HOME IN AN EXCEPTIONAL NEIGHBORHOOD  
ON WANBORO LAKE!!!***

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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