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206 Connie Dr.
Albion, IL 62806

Asking Price: \$79,900

Information About Listing

Year Built	1974	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-156-011 (Alt. #: 03-2-052-01)
Square Footage m/l	1,530	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas FA, HE (“Payne”, Feb. 2020)
Bedrooms	3	A/C	Central, HE (“Carrier Puron”, age unknown)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	1-Car, Attached (12’x25’)	Average Utilities m/l	Electricity: \$84.00 (Ameren); Gas: \$44.21 (Consumers)
Lot Size m/l	70.58’x113.85’	Property Taxes m/l	\$1,614.76 (est. w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Living Room: 16’3”x11’11””; Full Bath: 6’11”x5’6””; Bedroom 1: 12’6”x8’10””; Bedroom 2: 11’11”x9’1””; Bedroom 3: 11’5”x8’5””; Eat-In Kitchen: 19’6”x11’7””; Utility/Laundry Room: 5’2”x6’11””; Family Room: 19’2”x23’6””

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Woodburning Stove; Existing Storm and Screens; Electronic Garage Door Opener with 1 transmitter; Central AC/Furnace/HVAC system and components; Water Softener (owned); Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; tankless gas water heater (Takagi, June 2020); asphalt architectural shingle roof (app. 12-15 y/o); seamless gutters (oversized, app. 12-15 y/o); wood windows; vinyl siding; drywall; carpet/vinyl flooring throughout; family room features “Old Timer” wood stove on brick veneer hearth (some repair needed on hearth); garage is insulated with power, overhead door; wood deck (app. 332 sq. ft.); covered front porch (wood, 12’x6’); yard barn (9’x12’); **utility averages may not be accurate due to some vacancy**

VERY CLEAN, WELL KEPT, AND MOVE-IN READY!!!

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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