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381 CR 850 N
Albion, IL 62806
Asking Price: \$329,900

Information About Listing

Year Built	1990	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-03-280-003 (Alt. #: 03-2-152-09)
Square Footage m/l	2,344 (TOTAL)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas, Forced Air (Carrier, age ?) see notes
Bedrooms	3	A/C	Central (Carrier, age ?)
Bathrooms	2 Full, 1 Half	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	Attached 2-Car (32'x25')	Average Utilities m/l	Elec.: \$248.35 (Ameren); Gas: \$71.06 (Consumers)
Lot Size m/l	2.04 Acres (irregular)	Property Taxes m/l	\$5,919.87 (estimated w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Main Floor...Living Room: 13'7"x29'7"; Kitchen/Dining Room: 11'2"x25'2"; Den/Office/Sunroom: 13'11"x11'7"; Master Bedroom w/ large walk-in closet: 16'1"x13'11"; Full Bath: 9'x6'8"; Laundry/Rear Entry/Utility: 5'11"x10'; Half Bath: 3'x8'1"; **Upstairs...**Bonus Room: 13'7"x20'10"; Bedroom 2: 11'2"x16'4"; Bedroom 3: 14'4"x11'6"; Full Bath: 8'x7'1"

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; Existing Storm and Screens; Electronic Garage Door Opener w/ 4 Transmitters; Central Air Conditioning (includes Geothermal, 2012); Water Softener; Light fixtures, as they exist; Security Camera System; All Pool/Patio Furniture; Piano

More Features...200-amp service on breakers; 40-gallon, gas water heater (Bradford-White, 2014); Combination of asphalt drive (from the road) to a concrete 24'x25' apron/approach; 32'x40' detached garage w/ 2 overhead doors, workshop/hobby shop, insulated, heated; 16'x32' inground swimming pool w/ aggregate border and large patio, automatic pool cover, heater, etc.; stone burn pit near lake in backyard; beautiful white vinyl fencing; vinyl siding and dual pane rep. windows, arch single roof; large attic storage space on both sides of bonus room; rear entry opens to pool area; cathedral ceiling in living room; vinyl plank flooring on main floor, carpet and vinyl upstairs; ceramic tile floor in main floor bath; large closets with ample storage; **additional details regarding age of improvements/upgrades are available from listing agent**

BEAUTIFUL CUSTOM-BUILT, LAKESIDE HOME!!!

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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