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24 W. Poplar St.

Albion, IL 62806

Asking Price: \$165,000

Information About Listing

Year Built	1953	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-02-278-017
Square Footage m/l	1,463	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced Air (“Carrier”; 2019)
Bedrooms	3	A/C	Central (“Payne”; 2019)
Bathrooms	2 Full	Water	City
Foundation	Basement (block)	Sewer	City
Garage	Detached, 2-Car (30'x50')	Average Utilities m/l	Elec.: \$140.00 (Ameren) ALL ELECTRIC
Lot Size m/l	25,716.50 SF (irregular)	Property Taxes m/l	\$1,218.62 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Main Floor...Kitchen: 26'x15'; Dining Room: 21'5"x12'2"; Guest Bathroom: 9'5"x8'11"; Master Bedroom: 13'x16'9"; Master Bath: 7'8"x5'6" (with large soaking tub); Master Closet: 12'7"x6'; Bedroom 2: 13'4"x9'7"; **Basement...**Bedroom 3: 11'6"x10'3"; Family room: 33'8"x11'; Mud Room: 11'x13'2"; Utility Room: 14'7"x6'4"

Items Included—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Electronic Garage Door Openers w/ 2 Transmitters; Central AC/HVAC/Furnace system and components; Water Softener (2019, owned); Light Fixtures, as they exist

More Features...total remodel in 2019, including 200-amp electrical service on breakers; 40-gallon “Rheem” electric water heater; plumbing, duct work, wiring, flooring, interior paint, light fixtures, stainless steel appliances, sewer line, walk-through door to basement; architectural shingle roof (age?); vinyl siding; original hardwood flooring in dining room, upstairs bath and bedroom; two dehumidifiers; garage is wired, concrete floor, electricity (no heat/ac), new overhead doors; large driveway/parking area

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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