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324 Susan Dr.
Albion, IL 62806
Asking Price: \$82,500

Information About Listing

Year Built	2001	County	Edwards
Type of Construction	Manufactured, “Sweetheart”	PIN	10-01-104-011
Square Footage m/l	1,344	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Electric Forced Air (original ?)
Bedrooms	3	A/C	Central (original ?)
Bathrooms	1 Full, 1 Three-Quarter	Water	City
Foundation	Block Piers/Crawlspace	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$97.00 (Ameren) “ ALL ELECTRIC ”
Lot Size m/l	219.5’x119.25’ TOTAL	Property Taxes m/l	\$1,498.73 (EST. w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 18’6”x12’7”; Master Bedroom: 12’8”x13’5”; en suite Master Bath: 8’5”x6’9”; Walk-in Closet: 4’9”x3’10”; Kitchen: 18’6”x12’7”; South Entry/Laundry Room: 5’6”x7’9”; Bedroom 2 (NW): 10’5”x12’8”; Bedroom 3 (NE): 12’7”x9’5”; Main Bath (3/4): 5’x8’4”

Items Included—Refrigerator; Range; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/Furnace system and components; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gal. electric water heater (“Bradford White” 05/02/2013); composite shingle roof (app. 6 y/o); vinyl siding and windows (original); “drywall” paneling; carpeting and vinyl floor coverings; semi-open concept floor plan; master bathroom features corner bath and walk-in shower; laminate countertops in kitchen and bathrooms; both toilets and walk-in shower (main bath) are like-new; large closets/ample storage throughout; utility averages may not be accurate due to vacancy; 20’x60’ concrete driveway/parking area; 8’x8’ concrete front stoop/landing; 10’x20’ wooden South entry deck (new decking boards in ‘21); 8’x12’ yard barn; very clean, well-maintained 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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