



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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210 E. Second St.  
Mt. Carmel, IL 62863  
**Asking Price: \$42,500**

### Information About Listing

<b>Year Built</b>	1927	<b>County</b>	Wabash
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	11-21-311-009
<b>Square Footage m/l</b>	982	<b>School District</b>	Wabash CUSD #348
<b>Total Rooms</b>	4	<b>Heat</b>	Gas Forced Air (age?)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (age?)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 1-Car (18'x20')	<b>Average Utilities m/l</b>	Gas/Electric: \$300.00 (MCPU)
<b>Lot Size m/l</b>	46.5'x189.72'	<b>Property Taxes m/l</b>	\$844.38 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room/Dining: 12'7"x22'4"; Kitchen: 11'7"x11"; Nook: 4'4"x3'2"; Bedroom 1: 12'x13'3"; Bedroom 2: 12'x15'3"; Full Bathroom: 4'11"x8'3"; Enclosed Front Porch: 20'2"x6'1"

**Items Included**—Refrigerator; Range; Dishwasher (not working); Garbage Disposal (not working); Washer; Dryer; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/ Furnace and components; Light Fixtures, as they exist

**More Features...**100-amp electrical service on breakers; 40-gallon gas water heater; composite shingle roof (2015); weather-board siding (needs to be painted); wood windows (original ?); plaster walls; carpet and vinyl throughout (possibly wood underneath ?); original wood trim, moldings, interior doors; repairs needed around chimney in kitchen area; 21'x7' enclosed front porch; 12'x22' back porch/concrete patio; 12' wide concrete driveway

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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