



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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112 Hillcrest Dr.  
Albion, IL 62806

**Asking Price: \$129,900**

### Information About Listing

<b>Year Built</b>	1957	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	07-36-354-007
<b>Square Footage m/l</b>	1,350	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	“Carrier” Gas FA (2014)
<b>Bedrooms</b>	4	<b>A/C</b>	“Carrier” Central AC (2014)
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Attached (24'x26')	<b>Average Utilities m/l</b>	Elec.: \$117.00 (Ameren); Gas: \$57.28 (Consumers)
<b>Lot Size m/l</b>	Irregular, 0.74 Ac.	<b>Property Taxes m/l</b>	\$1,273.36 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions—Main Floor...**Living Room: 19'x11'5"; Main Bath: 6'9"x6'8" (full); SW Bedroom: 10'5"x9'11"; NW Bedroom: 13'6"x11'10"; NE Bedroom: 10'9"x10'8"; Kitchen: 14'1"x9'7"; Enclosed Breezeway: 9'11"x20'8"; Garage Area: 23'4"x23'3"; **Basement...**Unfinished Area/Laundry/Storage: 13'4"x38'8"; Master Bedroom: 18'4"x10'8" (with egress window); en-suite Master Closet: 9'9"x6'11"; en-suite Master Bathroom: 8'4"x8'11" (tile flooring, soaker tub, walk-in shower)

**Items Included—**Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Invisible Fence (in-ground, no receiver, no collars); Existing Storm/Screens; Electronic Garage Door Opener w/ 2 Transmitters; Central AC/HVAC/Furnace system and components; Electronic or Media Air Filter; Light Fixtures, as they exist; 18' wide, 48" tall above-ground swimming pool (like-new); 7'x6' shed/playhouse

**More Features...**200-amp electrical service on breakers w/updated wiring and box in 2008; 50-gal. gas “A.O. Smith” water heater (2019); architectural shingle roof (2016); aluminum siding; wood windows w/ storm/screens (original ?); plaster w/ some drywall; carpeting, hardwood floors throughout w/ some vinyl floor coverings in kitchen and bathroom; laminate countertops; kitchen fully remodeled in 2014; basement partially finished in 2015 with luxurious master suite; 24'x42' concrete driveway/approach (concrete sidewalk and landing); 19'x8' paver patio at rear of home (breezeway)

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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