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51 West Main Street, Albion, IL 62806

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**202 Connie Dr.
Albion, IL 62806**

Asking Price: \$59,900

Information About Listing

Year Built	1973	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-156-009
Square Footage m/l	1,025	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas FA (age ?, older)
Bedrooms	3	A/C	Window Units (not included)
Bathrooms	1 Full	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	Attached, 1-Car	Average Utilities m/l	Elec.: \$167.00 (Ameren); Gas: \$69.32 (Consumers)
Lot Size m/l	70.58'x113.85'	Property Taxes m/l	\$745.42 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 16'4"x12'2"; Kitchen: 13'3"x19'7" (eat-in); Laundry: 4'10"x7'; Bathroom: 6'8"x6'; Bedroom 1: 12'9"x11'4"; Bedroom 2: 12'4"x9'3"; Bedroom 3: 8'10"x11'3"

Items Included—Refrigerator; Range; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Fireplace Screen, Door; Existing Storm/Screens; Furnace system and components; Light Fixtures, as they exist; Swimming Pool (18' wide, 48" tall, and related items); **10'x20' Yard Shed is NEGOTIABLE**

More Features...100-amp electrical service on breakers (?); 40-gal. "Whirlpool" gas water heater (1999); architectural shingle roof (app. 5-10 y/o); vinyl siding; wood windows w/ storm/screens (original ?); drywall throughout; carpeting; some vinyl floor coverings in kitchen and bathroom; laminate countertops; privacy fence around back yard

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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