



“See the difference *Integrity* makes!”

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49 CR 300 E  
Albion, IL 62806

**Asking Price: \$349,900**

### Information About Listing

<b>Year Built</b>	2006	<b>County</b>	Edwards
<b>Type of Construction</b>	Frame w/ Loft "Pole Barn House"	<b>PIN</b>	13-16-400-008
<b>Square Footage m/l</b>	2,350 (app., includes loft)	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	5	<b>Heat</b>	Radiant Floor Heat (outside wood burner); Wood Stove
<b>Bedrooms</b>	3-4 (inc. loft bedroom w/ closet)	<b>A/C</b>	Central (2019); Split Unit (loft, 2020, w/ heat pump)
<b>Bathrooms</b>	2 Full	<b>Water</b>	Ellery Rural Water Corporation
<b>Foundation</b>	Concrete Slab	<b>Sewer</b>	Aerated Septic System
<b>Garage</b>	2-Car, Attached (38'x25')	<b>Average Utilities m/l</b>	Elec.: \$297.00 (Wayne-White); LP: <i>market</i>
<b>Lot Size m/l</b>	5.03 +/- acres	<b>Property Taxes m/l</b>	\$3,012.12 (w/ Owner Occ. Ex. ONLY)

### Notes

**Room Dimensions**—Kitchen: 12'x17'4"; Dining Room: 11'x17'4"; Living Room: 21'6"x24"; Bath: 7'x9'8"; Master Bedroom: 14'2"x17'7"; Master Bath: 9'6"x10'; Bedroom 2: 12'3"x17'; Bedroom 3: 11'8"x17"; Loft: 14'x18'; Loft Closet: 14'x7'

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; Satellite dish and System; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Central AC/HVAC System; Electric Garage Door and opener; Wood Stove in Living Room; 250-gallon LP tank

**More Features**...200-amp electrical service on breakers; beautiful 400 sq. ft. covered front porch; wood-look stamped and stained concrete back patio; highly efficient radiant floor heat (exterior wood burner); detached 1200 sq. ft. (30'x40') insulated pole barn with electricity, water, and half bath; situated on chip-n-seal road with convenient proximity to both County Line Road (Grayville) and Red Hill Road (Albion); 12'x16' pole barn '21; 18'x36'x12' carport '21; 12'x18' deck '20; beautiful firepit and landscaping; house and shop are on two separate electric meters

**House Updates:** waterproof "barnwood" flooring; appliances '19; ceiling fans '22; toilets replaced '22; guest bathroom sink '22; finished pantry; added loft bedroom closet; main bedroom "barnwood" closet door; updated kitchen cabinet hardware and paint '19; updated mudroom/laundry in '21

**Shop Updates:** new flooring ("in-law suite"); half bath addition '21; decking in attic storage space '21; closed cell foam insulation, fully heated '19

**Notes on heating system:** Electric FA for backup, propane for shed heat only (ext. wood burner to fuel heat for floor and FA, if needed)

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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