



“See the difference *Integrity* makes!”

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49 CR 300 E

Albion, IL 62806

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

Reduced: \$339,900

Information About Listing

Year Built	2006	County	Edwards
Type of Construction	Frame w/ Loft "Pole Barn House"	PIN	13-16-400-008
Square Footage m/l	2,350 (app., includes loft)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Radiant Floor Heat (outside wood burner); Wood Stove
Bedrooms	3-4 (inc. loft bedroom w/ closet)	A/C	Central (2019); Split Unit (loft, 2020, w/ heat pump)
Bathrooms	2 Full	Water	Ellery Rural Water Corporation
Foundation	Concrete Slab	Sewer	Aerated Septic System
Garage	2-Car, Attached (38'x25')	Average Utilities m/l	Elec.: \$297.00 (Wayne-White); LP: <i>market</i>
Lot Size m/l	5.03 +/- acres	Property Taxes m/l	\$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; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation, EXCEPT 2 Banana Trees; Existing Storm/Screens; Central AC/HVAC System and Furnace; Electric Garage Door Openers/Transmitters; Water Softener ('22); Outside Wood Burner; Wood Stove in Living Room; 250-gallon LP tank; **Hot Tub NOT inc.**

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 (NEGOTIABLE); 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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