



“See the difference *Integrity* makes!”

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1 Flower Dr.

Albion, IL 62806

Asking Price: ~~\$295,000~~

Reduced: \$285,000

Information About Listing

Year Built	1984	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-03-279-010; 10-03-426-001
Square Footage m/l	2,084	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	“Carrier” Forced Air (age ?)
Bedrooms	3	A/C	“Carrier” Central Air (age ?)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Block	Sewer	City
Garage	2-Car, Attached (22'x28')	Average Utilities m/l	Elec.: \$137.00 (Ameren); Gas: \$46.00 (Consumers)
Lot Size m/l	1.2 Acres	Property Taxes m/l	\$2,958.47 (estimated w/ owner occupied ex. ONLY)

Notes

Room Dimensions—Living Room: 19'1"x13'5"; Kitchen: 12'2"x14'2"; Dining Area: 12'4"x12'2"; Sunroom: 19'x15'5"; Master Bedroom: 19'4"x14'7"; Master Bath (Full, en-suite): 9'10"x6'7"; Bedroom 2: 11'1"x13'; Main Bath (3/4): 7'1"x7'9"; Bedroom 3: 10'1"x15'5"; Laundry Room: 8'9"x8'10" (side entry)

Items Included—Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Screen, Door, Grate, Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener with 1 transmitter; Central AC/HVAC/Furnace System and Components; Electronic or Media Air Filter; Light Fixtures, as they exist

More Features...brick veneer; architectural shingle roof (approximately 2 years old); vinyl dual pane windows; lots of landscaping; 24'x24' garage/workshop with heat (not working) and plumbing; 14'x16' wood deck off of sunroom; 24'x6' covered front porch (concrete); 200-amp electrical service on breakers; Bradford-White, 40-gallon water heater (2017); plaster and drywall; carpet, vinyl, laminate, and tile flooring throughout; solid oak cabinetry, doors and trim; solid surface counter tops; large closets throughout; easy access to services in attached garage

Wanboro Lake Subdivision CCR's, HOA Fees (\$105.00 per year), and ALL other use restrictions apply. Contact listing agent for details.

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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