



"See the difference *Integrity* makes!"

51 West Main Street, Albion, IL 62806

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248 E. Main St.

Albion, IL 62806

Asking Price: ~~\$130,000~~

Reduced: \$120,000

Information About Listing

Year Built	1902	County	Edwards
Type of Construction	2-Story, Frame	PIN	10-01-303-011
Square Footage m/l	2,624	School District	Edwards County CUSD #1 (AGS)
Total Rooms	11	Heat	Boiler with Radiators
Bedrooms	3-4 (second floor)	A/C	Window Units
Bathrooms	1 Full, 1 Three-Quarter	Water	City
Foundation	Basement (unfinished)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$64.00 (Ameren); Gas: \$176.00 (Consumers) ***
Lot Size m/l	148.5'x224.5' (0.77 ac.)	Property Taxes m/l	\$1,859.13 (estimated w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Main Floor...Foyer: 13'1"x15'1"; Dining: 15'11"x14'3"; Kitchen: 11'2"x14'1"; Three-Quarter Bathroom: 5'6"x8'10"; Sunroom: 19'2"x11'5"; Laundry: 7'5"x9'1"; Formal Living Room: 21'11"x15'2"; Sitting/Family Room: 15'2"x14'3"; **Second Floor...**Sitting Area: 13'x14'9"; Bedroom 1: 14'2"x11'7"; Full Bath: 6'11"x6'4"; Bedroom 2: 14'3"x16'11"; Bedroom 3: 15'x15'3"; "Bonus" Room/Potential 4th Bedroom: 8'7"x7'11"

Items Included—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Window Air Conditioners (x3); All Planted Vegetation; Fireplace Screen, Gas Logs; Existing Storm/Screens; Outdoor Sheds; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers (mostly updated wiring); 40-gallon, gas water heater (Whirlpool, 2004); 16'x12' outdoor shed; 12'x18' "shop"; 6' diameter gazebo; Architectural shingle roof; vinyl siding; some replacement windows; original wood floors, moldings, and doors; grand staircase; butler's staircase; stained-glass window; original pocket doors; ornate fireplace; beautiful built-ins; large unfinished attic space

Utility averages may not be accurate due to partial vacancy.

BEAUTIFUL, HISTORICAL HOME WITH LOTS OF CHARACTER AND POTENTIAL!!!

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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