



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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357 N. Fourth St.

Albion, IL 62806

Asking Price: ~~\$99,000~~

Reduced: \$89,000

Information About Listing

Year Built	1978	County	Edwards
Type of Construction	Manufactured, “Glenbrook”	PIN	10-01-101-007; 006
Square Footage m/l	1,440	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Electric, Forced Air (age?)
Bedrooms	3	A/C	Central (“Trane”, age?)
Bathrooms	2 Full	Water	City
Foundation	Block Piers/Brick Crawlspace	Sewer	City
Garage	Detached Carport (18'x25')	Average Utilities m/l	Elec.: \$137.00 (Ameren) “ ALL ELECTRIC ”
Lot Size m/l	1.79 Acres	Property Taxes m/l	\$702.92 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Entryway: 4'x5'; Living Room: 15'10"x13'; Bonus Living Room Space: 9'9"x9'6"; Master Bedroom: 11'7"x12'; En-Suite Master Bath: 11'7"x8'; En-Suite Master Walk-In Closet: 5'10"x5'4"; Kitchen: 11'2"x16"; Laundry/Back Entry: 5'10"x5'7"; Dining Room: 11'3"x12'11"; Bedroom 2: 14'3"x11'2"; Bedroom 3: 11'3"x10'3"; Guest Bath: 5'x7'10"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Fireplace Screen, Door, and Grate; Existing Storm/Screens; Central AC/HVAC/Furnace and Components; Outdoor Shed; Light Fixtures, as they exist; Carport

More Features...200-amp electrical service on breakers; 40-gal. electric water heater (“A.O. Smith”, 2002); architectural shingles (app. 10-12 y/o); aluminum siding; vinyl dual pane replacement windows (09/2017); seamless gutters with “gutter guards” in 2019; “Sunsetter” retractable awning; some outdoor receptacles; paneling throughout home; new wood flooring, carpet, and some vinyl in 2017; wood cabinets with laminate counters (some counters have been epoxied); 8'x20' covered front porch; 13'x24' concrete back patio (2018); 11'x175' concrete driveway (concrete sidewalks); large gravel parking area; storage sheds (x2) on lots atop hill; very clean and efficient home

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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