



"See the difference *Integrity* makes!"

51 West Main Street, Albion, IL 62806

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339 N. Eighth St.

Albion, IL 62806

**Asking Price: \$375,000**

### Information About Listing

<b>Year Built</b>	1916 (remodel/addition 2014)	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	10-02-201-013
<b>Square Footage m/l</b>	1734 Main Floor; 482 Basement	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	7	<b>Heat</b>	"Coleman" FA
<b>Bedrooms</b>	2-3	<b>A/C</b>	"Coleman" Central
<b>Bathrooms</b>	2 Full; 2 Half	<b>Water</b>	City
<b>Foundation</b>	Partial Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (24'x26')	<b>Average Utilities m/l</b>	Electric: \$250.00 (Ameren)
<b>Lot Size m/l</b>	2.15 Acres	<b>Property Taxes m/l</b>	\$5,450.08 (estimated w/ owner occupied ex. ONLY)

### Notes

**Room Dimensions**—Entryway: 11'6"x7'6"; Kitchen: 13'x9'; Dining Room/Living Room Combined: 23'x13'; Master Bath: 7'x12'6"; Master Bedroom: 18'x12'; Bedroom 2: 13'x9'; Full Bath: 7'x8'; Bedroom 3 (basement): 13'x10'6"; Family Room: 21'6"x14'7"; Utility Room: 12'10"x10'8"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; Fireplace Screen, Door, Grate; Fireplace Logs (electric); All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 2 transmitters; AC/HVAC System and Components; Water Softener; Outdoor Shed; Light Fixtures, as they exist; Washer and Dryer are negotiable

**Interior Features**...200-amp electrical service on breakers; "Rheem—Marathon" 85-gallon water heater; zone heating and cooling w/ one thermostat in master bedroom and one in main living area; custom cabinetry throughout main floor; farmhouse sinks (2); bamboo flooring; recessed lighting; granite, quartz, and cultured marble countertops; plaster walls throughout; marble window sills; pocket doors; designated office area; Alderwood doors and trim throughout; vaulted ceilings in master bedroom, master bath, foyer, front porch, and breezeway; master bath with jetted tub and walk-in shower; huge walk-in closet; lots of storage space; finished basement with additional living space

**Other Features**...situated on two huge lots equaling 2.15 acres (taxed as one parcel); additional 24'x32' detached, oversized, two-car garage with new garage doors; Finlandia Sauna; 14'x16' utility shed w/ two lofts; professional landscaping; stamped concrete in breezeway and attached porches; stone patio; epoxy garage floor in attached garage; roof new in 2014; garage refrigerator and freezer not included

**EXCEPTIONAL HOME WITH HIGH-END FINISHES!!!**

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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