



"See the difference **INTEGRITY** makes!"

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**399 N. Fifth St.**

**Albion, IL 62806**

**Asking Price: \$135,000**

### Information About Listing

<b>Year Built</b>	1840	<b>County</b>	Edwards
<b>Type of Construction</b>	2-Story, Brick Masonry	<b>PIN</b>	10-02-226-003; 002
<b>Square Footage m/l</b>	1,696	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	6	<b>Heat</b>	Split unit w/ heat pump, electric baseboard heat
<b>Bedrooms</b>	3-4	<b>A/C</b>	Window units/Split unit
<b>Bathrooms</b>	1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace w/ Cellar	<b>Sewer</b>	Septic
<b>Garage</b>	2-Car Garage <b>SEE NOTES</b>	<b>Average Utilities m/l</b>	Elec.: Ameren; Consumers Gas available <b>SEE NOTES</b>
<b>Lot Size m/l</b>	3.97 +/- Acres TOTAL	<b>Property Taxes m/l</b>	\$971.40 (EST. w/ owner occ. ex. ONLY, at current assessed value)

### Notes

**Room Dimensions**—Entryway: 6'6"x6'4"; Living Room: 14'6"x14'3"; Kitchen: 14'1"x13'10"; Parlor (possible bedroom): 14'x14'6"; Bathroom (three-quarter): 3'7"x7'2"; Back Entry/Enclosed Porch: 10'x5'10"; **UPSTAIRS**—Bedroom 1: 14'10"x12'6"; Bedroom 2: 14'1"x14'6"; Bedroom 3: 14'8"x12'4"

**Items Included**—Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Window Air Conditioner(s); Existing Storm and Screens; Electronic Garage Door Opener(s) with 2 Transmitters; AC System and Components; Light Fixtures, as they exist

**More Features**...100-amp electrical service on breakers; corrugated metal roof (approx. 3 y/o); brick masonry; plaster walls throughout; original (?) woodworking; 12'x17' wooden deck; 14'x11' brick shed/smoke-house; 26'x32' old barn with lean-to (32'x10'); two sheds: 7'x9' and 10'x12'; 27'x27' "Built-Mor" pole barn garage with extra-thick concrete floor, overhead garage door, electrical, and workshop area; **utility averages not available due to vacancy**

***HISTORIC HOME IN AN EXCELLENT NEIGHBORHOOD!!!***

***THIS PROPERTY AND ANY ITEMS INCLUDED ARE OFFERED "AS-IS, WHERE-IS" WITH ALL FAULTS, IF ANY. NO WARRANTIES WRITTEN OR IMPLIED.***

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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