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**51 West Main Street, Albion, IL 62806**

Office: (618) 445-2267 Fax: (618) 445-9026

**Dustin Hawkins, Designated Managing Broker/Auctioneer**

Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



**112 Jack Allen Dr.**

**West Salem, IL 62476**

**Asking Price: \$95,000**

### Information About Listing

<b>Year Built</b>	1980	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	06-18-178-001
<b>Square Footage m/l</b>	1,320 (total)	<b>School District</b>	Edwards County CUSD #1 (WSGS)
<b>Total Rooms</b>	4	<b>Heat</b>	Electric Radiant Ceiling Heat
<b>Bedrooms</b>	2	<b>A/C</b>	Central
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	1-Car, Attached (14'x28')	<b>Average Utilities m/l</b>	Electric: \$170.00 (Ameren, <i>ALL ELECTRIC</i> )
<b>Lot Size m/l</b>	95'x100'	<b>Property Taxes m/l</b>	\$1,791.10 (w/ owner occupied exemption ONLY)

### Notes

**Room Dimensions**—Eat-In Kitchen: 14'1" x 15'2"; Living Room: 19'5" x 14'2"; Master Bedroom: 14'11" x 13'3"; en Suite Bathroom (half): 4'7" x 7'; Bedroom 2: 14'11" x 15'2"; Bathroom (full): 9'5" x 6'6"; Laundry: 14'1" x 8'3"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; Central Air Conditioning/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; asphalt shingle roof (2017?), painted metal siding; carpet and vinyl flooring throughout; interior was completely remodeled in 2010 including, maple cabinets with brushed nickel pulls, tile backsplash, laminate countertops, large center island, new light and plumbing fixtures, and large living room window replaced; central AC is approximately 10 years old; insulated ductwork; electric, 50-gallon Bradford White water heater; seamless gutters; covered front and back porches; wooden privacy fence; 10'x20' carport; 8'x8' yard barn; 16'x28' pole barn/garage with 12' side walls, 12'x11' overhead door, concrete floors, and electricity; 14'x36' concrete driveway (gravel drive to pole barn), Wabash Fiber internet available

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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