



“See the difference **INTEGRITY** makes!”

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



1841 CR 700 E

West Salem, IL 62476

Asking Price: \$179,900

Information About Listing

Year Built	1956	County	Edwards
Type of Construction	1-Story, Frame	PIN	05-18-400-008
Square Footage m/l	2,070	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	6	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	3 <i>see notes</i>	Water	City
Foundation	Crawlspace	Sewer	Septic
Garage	n/a	Average Utilities m/l	Elec.: \$103.00 (Ameren); Gas: \$115.34 (Consumers)
Lot Size m/l	5.85 +/- Acres Total	Property Taxes m/l	\$1,850.42 (estimated w/ owner occ. ex. only at current assessment)

Notes

Room Dimensions—Entryway: 3'9"x4'7"; Kitchen: 9'7"x15'6"; Dining Room: 22'11"x12'6"; Living Room: 23'2"x13'6"; Bedroom 1: 13'3"x13'3"; en Suite Bath (BR 1, Half): 6'10"x2'4"; Bedroom 2: 13'2"x11'3"; Bedroom 3: 13'1"x15'3"; Bathroom 1 (Full): 7'10"x7'5"; Family Room: 22'10"x23'; Bathroom 2 (Three-Quarter): 5'6"x8'

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

More Features...200-amp(?) electrical service on breakers; metal roof; metal siding; semi-open floor plan; family room with gas fireplace (incomplete) and kitchenette; carpet and vinyl flooring throughout; 40-gallon "Reliance" water heater (2014); two covered patios; partially fenced-in yard; large barn with overhead doors; beautiful property and location

Furniture and other items are NEGOTIABLE...TURN-KEY, MOVE-IN READY!!!

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells