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206 E. Pine St.

Albion, IL 62806

Asking Price: \$95,000

Information About Listing

Year Built	1956	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-01-153-002
Square Footage m/l	1,908	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas FA
Bedrooms	4	A/C	Central
Bathrooms	1 Full, 2 Three-Quarter	Water	City
Foundation	Unfinished, Block	Sewer	City
Garage	Detached Carport, 18'x20'	Average Utilities m/l	Elec.: \$116.00 (Ameren); Gas: \$58.13 (Consumers)
Lot Size m/l	60'x231'	Property Taxes m/l	\$570.09 (w/ owner occupied exemption ONLY, at current assessment)

Notes

Room Dimensions—Eat-In Kitchen: 13'2"x18'4"; Living Room: 11'3"x12'11"; Family Room: 17'x3"x19'7"; Master Bedroom: 11'9"x16'10"; en Suite Master Bath (Three-Quarter): 5'10"x7'3"; Bathroom 1 (Full): 5'3"x7'5"; Bedroom 1 (SW): 10'11"x10'7"; Bedroom 2 (NW): 10'11"x10'3"; Bedroom 3 (upstairs): 22'3"x12'9"; Bathroom 2 (Upstairs, Three-Quarter): 3'10"x4'1"; Sunroom (interior): 17'x9'

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner (upstairs); All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof (2012); brick and vinyl siding; gutter guards; replacement windows (2000); vaulted ceiling in family room; vinyl plank flooring throughout (2016); refrigerator and washer new in 2022; 40-gallon "Richmond" water heater (2011); Payne furnace (2016); updated breaker box (2016); addition (with vaulted ceilings) built in 1996; 18'x22 detached garage with 2 overhead doors; 8'x10' shed; concrete floors in outbuildings

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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