



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

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98 Flower Dr.

Albion, IL 62806

Asking Price: ~~\$479,000~~

Reduced: \$429,000

Information About Listing

Year Built	2016	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-03-426-005
Square Footage m/l	2,882	School District	Edwards County CUSD #1 (AGS)
Total Rooms	8	Heat	“Carrier” FA, Geothermal (2016)
Bedrooms	4	A/C	“Carrier” FA, Geothermal (2016)
Bathrooms	3 Full; 1 Half	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	2-Car, Attached (25'x28')	Average Utilities m/l	Elec.: \$164.00 (Ameren); Gas: \$25.00 (Consumers)
Lot Size m/l	1.71 Acres	Property Taxes m/l	\$6,392.34 (w/ owner occupied exemption on improved parcel only)

Notes

Room Dimensions—Entryway: 6'8"x11'; Kitchen: 21'4"x14'9"; Dining Room: 11'2"x11'2"; Living Room: 19'8"x21'; Master Bath: 11'8"x7'6"; Master Bedroom: 13'5"x15'9"; Bedroom 2: 10'11"x11'2"; Full Bath: 5'7"x8'10"; Bedroom 3: 11'2"x10'11"; Bedroom 4: 10'10"x12'5"; Full Bath (for BR 3 and 4): 5'5"x10'10"; Half Bath: 4'10"x7'1"; Laundry Room: 16'x4'8"; Sunroom: 23'x9'6"

Items Included—Refrigerators (x2); Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; Fireplace Screen, Door, Grate; Fireplace Gas Logs; All Planted Vegetation; Existing Storm and Screens; Central Vac & Equipment; Electronic Garage Door Opener with 1 transmitter; AC/HVAC System and Components; Water Softener; Outdoor Shed; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; “Carrier” on-demand water heaters (x2); vinyl siding w/ concrete stone veneer; architectural shingle roof; ceramic tile flooring; vaulted living room ceiling; stone fireplace; custom-made book shelves and kitchen cabinetry; 18'x32' freshwater, fiberglass, inground pool, 6 ft deep end (added in 2018); privacy fence around pool area, and pool shed with electricity; 22'x26' “Gaither” garage (no electricity, concrete floor); concrete garage entrance and sidewalk; landscaping area in front of house includes soaker system

Several additional personal property items are negotiable. **ALSO NOTE: Wanboro Lake Subdivision CCR's, HOA Fees (\$105.00 per year), and ALL other use restrictions apply. Contact listing agent for details.**

EXCEPTIONAL LIKE-NEW HOME IN AN EXCEPTIONAL NEIGHBORHOOD!!!

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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