



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

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

Office: (618) 445-2267

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



**360 S. Second St.**

**Albion, IL 62806**

**Asking Price: \$89,900**

### Information About Listing

<b>Year Built</b>	1892	<b>County</b>	Edwards
<b>Type of Construction</b>	Frame, 1-Story	<b>PIN</b>	10-01-378-012; 10-01-378-013
<b>Square Footage m/l</b>	886 <i>see notes</i>	<b>School District</b>	Edwards County CUSD #1 (AGS)
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Wall Heaters
<b>Bedrooms</b>	2-3	<b>A/C</b>	Window Units
<b>Bathrooms</b>	1 Full; 1 Half	<b>Water</b>	City
<b>Foundation</b>	Crawlspace, Masonry	<b>Sewer</b>	City
<b>Garage</b>	Detached, 1.5-car (18'x30')	<b>Average Utilities m/l</b>	Elec.: \$69.88 (Ameren); Gas: \$36.95 (Consumers) <i>see notes</i>
<b>Lot Size m/l</b>	0.75 Acre TOTAL	<b>Property Taxes m/l</b>	\$766.94 (with no exemptions at current assessment)

### Notes

**Room Dimensions**—Eat-In Kitchen: 13'4"x11'10"; Living Room: 15'3"x13'4"; Bedroom 1: 11'5"x9'4"; Bedroom 2: 11'6"x11'11"; Potential Bedroom 3 (tandem w/ bedroom 2): 6'8"x8'9"; en-suite Bathroom (Half): 7'5"x5'; Main Bath (Full): 6'4"x5'; Laundry: 11'5"x8'8"

**Items Included**—Refrigerator; Range; Microwave; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; Window Air Conditioners; All Planted Vegetation; Existing Storm and Screens; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers (2024); architectural shingle roof (2023); vinyl siding; covered front porch; 40-gallon gas water heater; new water and drain lines (2022); built in “Stow-Away” stand mixer in kitchen; large 832 sq. ft. unfinished attic space; large double lot; semi-circle driveway with added gravel and plenty of extra parking; new garage roof (2023); 2 sheds; lots of mature shade trees; fruit trees including apple, mulberry and a blackberry bush; additional utilities could be made available for second lot which would be the perfect spot for a nice shop building or second home; TONS OF RECENT UPDATES AND IMPROVEMENTS

**Utilities will vary by usage!!!**

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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