



“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



**98 Flower Dr.**

**Albion, IL 62806**

**Asking Price: ~~\$429,000~~**

**Reduced: \$399,900**

### Information About Listing

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

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)