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**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



**204 S. Charles St.**

**West Salem, IL 62476**

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

### Information About Listing

<b>Year Built</b>	1973	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	06-18-262-005
<b>Square Footage m/l</b>	1,176	<b>School District</b>	Edwards County CUSD #1 (WSGS)
<b>Total Rooms</b>	5	<b>Heat</b>	Electric FA, Radiant Ceiling Heat <i>see notes</i>
<b>Bedrooms</b>	3	<b>A/C</b>	Central (age?)
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	1-Car, Attached (12'x22')	<b>Average Utilities m/l</b>	Elec.: \$173.00 (Ameren) ELECTRIC ONLY
<b>Lot Size m/l</b>	82'5"x165'	<b>Property Taxes m/l</b>	\$932.95 (ESTIMATED w/ owner occ. ex. at curr. assessment)

### Notes

**Room Dimensions**—Eat-in Kitchen: 21'x11'10"; Living Room: 11'7"x17'2"; Bedroom 1: 11'9"x12'; en Suite Bathroom (BR 1, half): 4'x7'; Bedroom 2: 10'x11'8"; Bedroom 3: 10'10"x8'3"; Bathroom (Full): 4'11"x7'5"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer, Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 2 Transmitters; Central AC/HVAC System and Components; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; architectural shingle roof (age ?); vinyl siding; wood windows with storms and screens; carpet and linoleum throughout; 13'x8' covered back porch (concrete); fenced-in backyard (chain-link); 2-car detached garage/workshop with electrical, concrete floor, overhead door, and back alley access

**Additional Information**...electric radiant ceiling heat has a thermostat for each room

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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