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301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (618) 445-2267

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426 CR 1500 N

Albion, IL 62806

Asking Price: ~~\$105,000~~

Reduced: \$87,500

Information About Listing

Year Built	2005	County	Edwards
Type of Construction	Singlewide Mobile Home	PIN	07-02-100-003
Square Footage m/l	1,280 (16'x80')	School District	Edwards County CUSD #1
Total Rooms	5	Heat	Electric FA
Bedrooms	3	A/C	Central
Bathrooms	2 Full	Water	Ellery Rural Water Corporation
Foundation	Crawlspace w/ Piers	Sewer	Septic
Garage	n/a	Average Utilities m/l	Elec.: \$276.67 (Wayne-White); Propane: **market value**
Lot Size m/l	1.5 acres	Property Taxes m/l	\$1,171.10 (estimated with owner occ. exemption only)

Notes

Room Dimensions—Eat-in Kitchen: 17'10"x14'10"; Living Room: 14'10"x16'7"; Master Bedroom: 14'7"x13'3"; en Suite Bathroom (full): 9'7"x7'3"; Bedroom 2: 9'x11'7"; Bedroom 3: 14'8"x9'6"; Bathroom 2 (full): 5'x7'8"; Laundry: 5'6"x5'6"

Items Included—Refrigerator; Range; Microwave; Dishwasher (unused); Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storm/Screens; Central HVAC System; Outdoor Sheds; Light Fixtures, as they exist; *some furnishings may be negotiable; currently, LP take is leased from Amerigas...HOUSE IS "ALL ELECTRIC" EXCEPT FOR COOK STOVE*

More Features...200-amp electrical service on breakers; asphalt shingle roof; vinyl siding; carpet and vinyl flooring throughout; 6'x8' wooden front deck; 15'x18' wooden back deck; 10'x12' shed; 12'x16' shed; Wabash fiberoptic internet available

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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