



"See the difference **INTEGRITY** makes!"

301 ILLINOIS ROUTE 15 (WEST)
Albion, IL 62806 (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: \$66,900

Information About Listing

Year Built	1892	County	Edwards
Type of Construction	Frame, 1-Story	PIN	10-01-378-012
Square Footage m/l	886 <i>see notes</i>	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Wall Heaters
Bedrooms	2-3	A/C	Window Units
Bathrooms	1 Full; 1 Half	Water	City
Foundation	Crawlspace, Masonry	Sewer	City
Garage	Detached, 1.5-car (18'x30')	Average Utilities m/l	Elec.: \$69.88 (Ameren); Gas: \$36.95 (Consumers) <i>see notes</i>
Lot Size m/l	0.82+/- Acre TOTAL	Property Taxes m/l	\$400.13 (estimated w/ owner occ. ex. 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; Electronic Garage Door Opener; Light Fixtures, as they exist; Gas Space Heaters (2)

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

Due to intermittent vacancy, accurate utility averages are unavailable. 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**

integritylistings.net • integrityauctions.net • facebook.com/integritysells