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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



928 IL RT 130
Albion, IL 62806

Asking Price: \$305,000

Information About Listing

Year Built	2010	County	Edwards
Type of Construction	1-Story, Frame "True Modular"	PIN	07-36-353-007
Square Footage m/l	2,220	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	2 Full	Water	City
Foundation	Full Unfinished, Concrete	Sewer	Aerated Septic System
Garage	2-Car, Detached (28'x24')	Average Utilities m/l	Elec.: \$196.00 (Ameren); Gas: \$58.25 (Consumers)
Lot Size m/l	5.68+/- Acres Total <i>see notes</i>	Property Taxes m/l	\$3,454.94 (w/ owner occ. ex. only)

Notes

Room Dimensions—Entry: 5'2"x5'2"; Kitchen: 13'8"x14'4"; Dining Room: 14'4"x7'8"; Living Room: 12'9"x14'7"; Family Room: 14'1"x23'1"; Den/Office: 14'1"x8'9"; Master Bedroom: 14'1"x13'9"; en Suite Bath (Full): 5'9"x7'2"; Bedroom 2: 11'1"x14'1"; Walk-in Closet (master): 4'4"x11'; Bedroom 3: 14'1"x11'9"; Laundry Room: 8'8"x4'8"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer (timer needs replaced); All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Existing Storm and Screens; Electronic Garage Door Opener with 1 Transmitter; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist; Ferris Zero-Turn mower is negotiable

More Features...200-amp electrical service on breakers; architectural shingle roof; vinyl siding; carpet, vinyl, and ceramic tile flooring throughout; walk-in shower and corner bathtub in the en suite master bath; 40-gallon "Rheem" electric water heater (2009); full, unfinished, 2,220 sq. ft. poured concrete basement; covered front porch

Additional Information...waterfront property on Sunset Lake; acreage includes a portion of Sunset Lake; subject to declaration of covenants, conditions, and restrictions (see listing agent for details)

BEAUTIFUL WATERFRONT HOME ON SUNSET LAKE!!!

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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