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409 E. Elm St.

Albion, IL 62806

Asking Price: \$125,000

Information About Listing

Year Built	1945	County	Edwards
Type of Construction	1.5-Story, Brick	PIN	10-01-327-002
Square Footage m/l	1,463 (app. 945 basement)	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Boiler with baseboard registers and elec. backup
Bedrooms	3-4 (see notes)	A/C	Central
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Full Basement (walkout)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$188.00 (Ameren); Gas: \$105 (Consumers) see notes
Lot Size m/l	0.84 Acre	Property Taxes m/l	\$2,396.88 (w/ owner occ. ex. ONLY at curr. assessment)

Notes

Room Dimensions—Kitchen: 14'10"x9'9"; Living Room: 11'10"x16'4"; Dining Room: 12'x13'6"; Bedroom 1: 13'4"x9'7"; Bathroom (full): 3'10"x9'8"; Sunroom: 14'6"x6'8"; **Upstairs**—Landing: 7'3"x8'5"; Bedroom 2: 13'6"x9'5"; Bedroom 3: 9'4"x11'11"; **Basement**—Family Room (w/ Laundry): 28'x13'4"; Potential Bedroom 4: 11'7"x15'3" **see notes**; Bathroom 2 (Three-Quarter): 7'10"x6'4"

Items Included—Refrigerator; Double Oven/Cooktop; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storms and Screens; Central AC/HVAC System and Components; Water Softener; Outdoor Shed; Light Fixtures, as they exist; **Some furniture may be negotiable**

More Features...200-amp electrical service on breakers; asphalt, architectural shingle roof (age ?); vaulted ceilings in living room; vinyl and carpet flooring throughout (some original hardwoods may be under carpet); updates include remodeled main floor stairs and vaulted ceiling ('04), vinyl flooring on main floor ('20), updated basement bathroom ('15); fireplace in basement bedroom (gas line is capped); 40-gallon "Bradford White" gas water heater ('09); large wooden deck; screened-in patio under deck; in-ground swimming pool with slide and diving board; resurfaced concrete pool "deck" ('09); treehouse; mature shade trees and perennial landscaping; additional alley access from First Street; 20'x22' barn with gambrel roof and second level (repairs needed)

Additional Information...Possible Bedroom 4 in the basement has no window or egress; Utility averages may not be accurate due to some vacancy

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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