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**213 N. Sixth St.
Albion, IL 62806**

Asking Price: \$269,000

Information About Listing

Year Built	1936	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-02-277-022
Square Footage m/l	2,884	School District	Edwards County CUSD #1 (AGS)
Total Rooms	11	Heat	Boiler with radiators ("Navien", like-new)
Bedrooms	4 <i>see notes</i>	A/C	Central (2018)
Bathrooms	1 Full; 2 Three-Quarter	Water	City
Foundation	Partial Basement (block)	Sewer	City
Garage	2-Car, Attached (37'x26')	Average Utilities m/l	Electric: Ameren; Gas: Consumers
Lot Size m/l	Irregular, 0.86 Acre	Property Taxes m/l	\$2,332.16 (w/ owner occupied ex. ONLY)

Notes

Room Dimensions—Foyer: 9'10"x8'; Kitchen: 13'8"x9'4"; Dining Room: 15'8"x11'5"; Living Room: 14'x12'; Family Room: 22'8"x17'10"; Sunroom: 19'6"x21'6"; Bedroom 1: 11'1"x12'9"; Bedroom 2: 10'11"x9'6"; Bathroom 1 (three-quarter): 6'6"x8'10"; **Upstairs**—Master Bedroom: 15'3"x12'10"; en Suite bath (full): 11'6"x4'3"; en Suite Sitting Room: 11'8"x12'10"; **Basement**—Laundry: 12'2"x12'10"; Bathroom 3 (three-quarter) 7'2"x8'; **Over Garage**—Bonus Room/Bedroom 4: 14'3"x31'; en Suite Bath: 8'3"x8'3"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener with 2 transmitters; AC/HVAC System and Components; Light Fixtures, as they exist

Interior Features...200-amp electrical service on breakers; architectural asphalt shingle roof (2023); weatherboard and brick siding; replacement windows (2018); skylights; hardwood, carpet and ceramic tile flooring throughout; original wood work, doors, etc.; fireplace; gas boiler new in 2021; covered front porch; concrete back patio; privacy fence

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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