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**301 ILLINOIS ROUTE 15 (WEST)**  
**Albion, IL 62806 (618) 445-2267**

**Dustin Hawkins, Designated Managing Broker/Auctioneer**  
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**306 S. Albion St.**  
**West Salem, IL 62476**  
**Asking Price: \$45,000**

### Information About Listing

<b>Year Built</b>	1924	<b>County</b>	Edwards
<b>Type of Construction</b>	1.5-Story, Frame	<b>PIN</b>	06-18-402-002
<b>Square Footage m/l</b>	1,378 Total	<b>School District</b>	Edwards County CUSD #1 (WSGS)
<b>Total Rooms</b>	7	<b>Heat</b>	Gas FA (Coleman Gas Pack Furnace/AC)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (see heat), Window Unit (upstairs)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace, Block(?)	<b>Sewer</b>	City
<b>Garage</b>	1-Car, Attached (14'x30')	<b>Average Utilities m/l</b>	Elec.: \$162.00 (Ameren); Gas: \$57.66 (Consumers)
<b>Lot Size m/l</b>	82.5'x165'	<b>Property Taxes m/l</b>	\$385.62 (w/ owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Eat-in Kitchen: 11'11"x13'3"; Living Room: 13'3"x15'7"; Den/Office: 8'9"x10'7"; Bedroom 1: 12'2"x13'6"; Bathroom 1 (full): 9'5"x8'3"; Laundry/Back Entry: 8'3"x11'1"; **Upstairs (partially finished attic)**...Bedroom 2: 10'8"x15'7"; Bedroom 3: 12'4"x10'1"; Bonus Room: 8'10"x12'7"

**Items Included**—Refrigerator; Range; Microwave; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Ceiling Fans; Window Air Conditioner; All Planted Vegetation; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components (approx. 11 years old); Light Fixtures, as they exist

**More Features**...100-amp electrical service on breakers; metal roof (app. 12 y/o); vinyl siding; carpet, vinyl and laminate flooring throughout; 55-gallon "Kenmore Power Miser 6" electric water heater; 9'x24' concrete patio; alley access with gravel drive; 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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