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206 N. Union St.
West Salem, IL 62476
Asking Price: \$89,000

Information About Listing

Year Built	1924	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	06-17-151-004
Square Footage m/l	2,156	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	8	Heat	Gas Forced Air ("Carrier", 2022)
Bedrooms	5-6	A/C	Central (2022); Window Unit (upstairs)
Bathrooms	2 Full	Water	City
Foundation	Full, Masonry/Brick/Block	Sewer	City
Garage	2-Car, Detached (22'x24')	Average Utilities m/l	Electric: \$200.00 (Ameren); Gas: \$76.00 (Consumers)
Lot Size m/l	75'x165'	Property Taxes m/l	\$1,124.58 (w/ owner occupied ex. ONLY)

Notes

Room Dimensions—Kitchen: 10'x13'; Dining Room: 13'2"x15'4"; Living Room: 12'5"x25'3"; Bedroom 1: 10'x11'10"; Bedroom 2: 10'4"x13'2"; Bedroom 3: 10'6"x13'2"; Bathroom 1 (full): 6'x7'; Laundry: 7'x8'; **Upstairs**—Landing: 8'x27"; Bedroom 4: 10'2"x17'2"; Bedroom 5: 14'x14'10"; Bathroom 2 (full): 7'4"x10'8"; Study (Possible Bedroom 6): 9'4"x14'7"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Smoke Detectors; TV Antenna System; Light Fixtures, as they exist

Interior Features...125-amp electrical service with fuses; metal roof; carpet, laminate, and linoleum flooring throughout; natural gas fireplace; 50-gallon U.S. Craftmaster electric water heater; 8'x22' covered front porch; Wabash fiberoptic internet is 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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