



"See the difference **INTEGRITY** makes!"

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



204 W. Seminary St.

West Salem, IL 62476

Asking Price: ~~\$79,900~~

Reduced: \$75,000

Information About Listing

Year Built	1954	County	Edwards
Type of Construction	1-Story, Brick	PIN	06-18-285-007
Square Footage m/l	696	School District	Edwards County CUSD #1 (WSGS)
Total Rooms	4	Heat	Gas Forced-Air (Goodman, 2013)
Bedrooms	2	A/C	Central (Philco, age unknown)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	Attached, 1-Car Carport (8'x19')	Average Utilities m/l	Electric: \$104.00 (Ameren); Gas: \$36.76 (Consumers)
Lot Size m/l	75'x60'	Property Taxes m/l	\$853.34 (with owner occupied exemption only)

Notes

Room Dimensions—Kitchen: 9'10"x8'10"; Living/Dining Room: 15'x17'; Bedroom 1: 11'x10'5"; Bedroom 2: 9'4"x10'4"; Bathroom: 5'7"x4'9"

Items Included—Refrigerator; Range; Microwave; Stackable Washer/Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Existing Storm and Screens; Central AC/Furnace/HVAC system and components; Outdoor Shed; Light Fixtures as they exist; Electric Push Mower and Yard Trimmer

More Features...200-amp service on breakers; asphalt shingle roof ('21); replacement windows in 3 rooms ('24), others replaced by previous owner; added blown-in insulation; new flooring in second bedroom ('21); updated kitchen, bathroom, light fixtures and trim throughout ('23); 2024 updates including some updated plumbing under house, 3 new exterior door thresholds, new screens on all windows, and keyless entry; 40-gallon "Reliance" electric water heater ('14); 8'x10' shed ('22)

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

integritylistings.net • integrityauctions.net • facebook.com/integritysells