



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

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

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28 N. Third St.
Albion, IL 62806

Asking Price: \$35,000

Information About Listing

Year Built	1951	County	Edwards
Type of Construction	1-Story, Frame	PIN	10-01-303-003
Square Footage m/l	1042	School District	Edwards County CUSD #1
Total Rooms	4	Heat	Gas Forced Air
Bedrooms	3	A/C	Central, "Ruud" (like new)
Bathrooms	1 Full	Water	City
Foundation	Full (unfinished walk out), Block	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$149.00 (Ameren); Gas: \$88.67 (Consumers)
Lot Size m/l	67'x99'	Property Taxes m/l	\$961.50 (w/ owner occ. ex. at current assessment)

Notes

Room Dimensions—Entry Way (w/ laundry hook ups): 5'2"x18'2"; Living Room: 14'7"x17'8"; Kitchen: 9'x11'8"; Bedroom 1: 8'6"x12'2"; Bedroom 2: 9'8"x20'2"; 12'8"x10'1"; Full Bathroom (full): 7'2"x3'10"

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Existing Storms and Screens; Central AC/Furnace/HVAC system and components; Light Fixtures; as they exist; Gun Cabinet (in living room)

More Features... 100-amp electrical service on breakers; asphalt shingle roof (like new); Bedford stone, vinyl and aluminum siding; replacement vinyl windows; carpet, hardwood, linoleum, and vinyl flooring throughout; some sewer line to road has been replaced

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**