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**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

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

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