



“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



203 Spence St.

Norris City, IL 62869

Asking Price: \$140,000

Information About Listing

Year Built	1988	County	White
Type of Construction	Frame, 1-story	PIN	17-28-227-024
Square Footage m/l	1,825	School District	NCOE CUSD #3
Total Rooms	7	Heat	Gas Forced Air (“RunTru,” 2025)
Bedrooms	3	A/C	Central (window unit in sunroom)
Bathrooms	2	Water	City
Foundation	<i>See notes</i>	Sewer	City
Garage	2-Car, Attached (20’x22’)	Average Utilities m/l	Elec.: \$111.00 (Ameren); Gas: \$96.33 (City)
Lot Size m/l	1.03 +/- Acre Total	Property Taxes m/l	\$2,889.99 (estimated w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Entry Way Area: 6’2”x8’10”; Kitchen: 10’9”x13’3”; Dining Room: 12’6”x12’1”; Living Room: 13’4”x18’1”; Sunroom: 15’5”x19’9”; Master Bedroom: 13’6”x14’8”; en Suite Bathroom (full): 4’11”x8”; Bedroom 2: 13’x15”; Bedroom 3: 10’x11’8”; Bathroom 2 (full): 5’x10”; Laundry Room: 8’1”x6’7”

Items Included—Refrigerator (‘25); Range; Microwave; Dishwasher(‘25); Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; Smoke Detectors; Ceiling Fan(s); Window Air Conditioners (1 in sunroom); All Planted Vegetation; Existing Storms and Screens; Electronic Garage Door Openers with 1 Transmitter; Central AC/HVAC System and Furnace; Outdoor Sheds; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; architectural, asphalt shingle roof (sunroom roof new in ‘23); vinyl siding; asphalt driveway; semi-open floor plan; drywall and some paneling throughout; vinyl plank, carpet, and laminate flooring throughout; updates including new flooring (‘18 and ‘20), new toilets (‘20); 40-gallon “GE” electric water heater; lots of closet space; 4’x24’ covered concrete front porch; 16’x14’ wooden back deck; 15’x27’ metal shed; 12’x16’ wooden shed (‘16)

Additional Information...Sunroom (added in 1999) has a vaulted ceiling, built in wall/window AC unit, and fireplace, block crawlspace foundation; house has concrete slab foundation w/ poured footings

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