



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

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106 Flower Dr.
Albion, IL 62806
Asking Price: \$289,900

Information About Listing

Year Built	2015	County	Edwards
Type of Construction	1.5-Story, Frame	PIN	10-03-279-004
Square Footage m/l	1,478	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas, Forced Air (Coleman)
Bedrooms	3	A/C	Central
Bathrooms	2 Full, 1 Half	Water	City
Foundation	See notes	Sewer	City
Garage	Attached 2-Car (22'6"x21')	Average Utilities m/l	Elec.: \$158.00 (Ameren); Gas: \$125.00 (Consumers)
Lot Size m/l	200'x150'	Property Taxes m/l	\$5,684.04 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Main Floor...Living Room: 17'x14'6"; Kitchen w/ Dining Area: 16'9"x11'2"; Dining Room: 10'10"x11'6"; Den/Office: 7'6"x8'8"; Master Bedroom: 12'4"x14'10"; en Suite Bathroom (full): 14'8"x10'8"; Laundry: 16'x7'10"; Bathroom 2 (half): 5'7"x5'4"; **Upstairs...**Loft: 9'x10'10"; Bedroom 2: 10'10"x11'3"; Bedroom 3: 11'x11'3"; Bathroom 3 (full): 7'x4'8"

Items Included—Refrigerator (2025); Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Window Treatment/hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener w/ 1 Transmitter; Central Air Conditioning/Furnace/HAVAC System and Components; Water Softener; Light fixtures, as they exist

More Features...200-amp service on breakers; architectural shingle roof; vinyl siding and brick; laminate and ceramic tile flooring throughout; granite countertops; 50-gallon "A.O Smith" gas water heater; paver patio, partially fenced-in backyard; partial block crawlspace basement with 6'x9' block room

Additional Information...Wanboro Lake Subdivision CCR's, HOA Fees (\$115.00 per year), and ALL other use restrictions apply. Contact listing agent for details.

**BEAUTIFUL CUSTOM-BUILT HOME
 IN THE WANBORO LAKE SUBDIVISION!!!**

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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