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320 N. Fourth St.

Albion, IL 62806

Asking Price: ~~\$89,900~~

Reduced: \$82,900

Information About Listing

Year Built	1916	County	Edwards
Type of Construction	1-Story, Brick Masonry	PIN	10-01-105-010
Square Footage m/l	1,504	School District	Edwards County CUSD #1 (AGS)
Total Rooms	6	Heat	Gas Forced-Air ("Carrier," 2013?)
Bedrooms	3	A/C	Central ("Carrier," 2013?)
Bathrooms	1 Full	Water	City
Foundation	Partial Basement (brick/block)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: \$186.00 (Ameren); Gas: \$89.84 (Consumers)
Lot Size m/l	1.63 Acres	Property Taxes m/l	\$1,079.28 (w/ owner occ. ex. ONLY and curr. assessment)

Notes

Room Dimensions—Eat-In Kitchen: 12'4"x15'9"; Dining Room: 14'x16'; Living Room: 14'x17'3"; Bedroom 1: 11'8"x13'10"; Bedroom 2: 10'7"x13'10"; Bedroom 3: 11'x14'4"; Bathroom (full): 7'10"x7'; Laundry: 4'2"x5'

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Fireplace screen; Existing Storms and Screens; Central AC/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist; Whole House Water Filter

More Features...200-amp electrical service on breakers (some wiring has been updated); asphalt shingle roof (needs repairs and/or replaced); brick masonry exterior walls and some vinyl; wood windows and storms; original wood trim, moldings, doors, and wood floors; 10' ceilings; wood burning fireplace (never used by current owner, will need to be inspected before use); large walk-in closet in Bedroom 1; 40-gallon "Bradford White" gas water heater (2013); unfinished half bath and utility sink in basement; 7'x30' concrete covered front porch; 7'x8' concrete covered back patio; mature shade trees around the property; secluded/private back yard

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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