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105 Flower Dr.
Albion, IL 62806
Asking Price: \$369,000

Information About Listing

Year Built	1983	County	Edwards
Type of Construction	1 Story, Frame	PIN	10-03-278-007
Square Footage m/l	2,600 Total <i>see notes</i>	School District	Edwards County CUSD #1 (AGS)
Total Rooms	9	Heat	Electric Forced Air (Coleman)
Bedrooms	4-5	A/C	Central (Coleman)
Bathrooms	1 Full, 2 Three-Quarter	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	Attached 2-Car (24'x22')	Average Utilities m/l	Elec.: \$203.00 (Ameren) ALL ELECTRIC
Lot Size m/l	1.06 +/- Acres	Property Taxes m/l	\$4,699.92 (ESTIMATED w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Main Floor...Entry: 17'11"x5'6"; Living Room: 20'1"x15'4"; Kitchen (w/ eat-in area): 12'10"x19'3"; Formal Dining Room: 12'5"x11'11"; Master Bedroom w/ large walk-in closet: 13'x15'4"; en suite Master Bath (three-quarter): 8'11"x10'4"; Bedroom 2: 11'x14'; Bedroom 3: 11'x11'15"; Main Bathroom (full): 4'11"x13'11"; Laundry: 6'9"x8'; **Walk-Out Finished Basement Area...**Family Room: 15'2"x20'1"; Bedroom 4: 15'3"x12'5"; Office/Potential Bedroom 5: 11'9"x12'6"; Bathroom 3 (three-quarter): 6'6"x6'1 w/ 6'6"x4'11" toilet/shower room; **Unfinished Basement Area...**Workshop: 16'10"x13'11"; Utility Room: 4'10"x18'3"; Storage Room: 13'10"x10"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Central Vac & Equipment (needs new motor); Electronic Garage Door Opener w/ 1 Transmitter; Central Air Conditioning/Furnace/HVAC System and Components; Water Softener ('13); Light fixtures, as they exist

More Features...200-amp electric service on breakers; 50-gallon "A.O Smith" electric water heater ('16); architectural shingle roof; vinyl siding w/ stone veneer; dual pane replacement windows ('08), wood, carpet, and ceramic tile flooring throughout; walnut kitchen cabinets with quartz countertops ('18); 2 wood burning fireplaces (1 upstairs/1 insert downstairs, no recent use); large sliding doors in living room and downstairs family room overlooking lake; large closets with ample storage; 17'x12' partially covered concrete front patio; approx. 608 sq. ft. back upper deck and 114 sq. ft. side deck with composite decking and railing ('15); 70'x10' partially covered concrete patio; 28'x36' post-frame building ('09) w/ two 8' overhead doors, concrete floors, electrical, 220 plug, and light insulation; electricity at the shoreline for potential dock; mature shade trees and landscaping; semi-circle gravel driveway; per seller, a natural gas line has been run up to the house for potential future connection

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 HOME ON WANBORO LAKE!!!

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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