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301 ILLINOIS ROUTE 15 (WEST)

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BROKER-OWNED

206 E. Poplar St.

Albion, IL 62806

Asking Price: \$79,900

Information About Listing

Year Built	1944	County	Edwards
Type of Construction	1.5-Story, Brick/Masonry	PIN	10-01-157-003
Square Footage m/l	1,323 TOTAL	School District	Edwards County CUSD #1 (AGS)
Total Rooms	5	Heat	Gas Forced Air ("Trane")
Bedrooms	3	A/C	Central
Bathrooms	2 Three-Quarter	Water	City
Foundation	Partial Basement (unfinished)	Sewer	City
Garage	Attached, 2-Car (31'x22')	Average Utilities m/l	Electricity: Ameren; Gas: Consumers see notes
Lot Size m/l	74.25'x240.8'	Property Taxes m/l	\$1,456.61 (ESTIMATED w/ owner occ. ex. at curr. assessment)

Notes

Room Dimensions—Entry Way: 7'x5'; Kitchen: 12'x13'; Living Room: 11'10"x25'6"; Bedroom 1: 10'5"x16'; Bathroom (three-quarter): 7'9"x2'9"; Sunroom: 9'9"x10'; **Upstairs**—Bedroom 2: 13'10"x11'2" (w/ 5'x13' offset area); Bedroom 3: 9'x13'6"; Bathroom 2 (three-quarter): 4'x7'

Items Included—All window Treatment/Hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; asphalt shingle roof; brick exterior; hardwood and laminate flooring throughout; 1 fireplace (currently covered); 40-gallon gas water heater; 12'x30' carport; asphalt driveway

Additional Information...Accurate 12-month utility averages were not available due to vacancy.

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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