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**301 ILLINOIS ROUTE 15 (WEST)**  
**Albion, IL 62806 (618) 445-2267**

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**119 S. Seventh St.**  
**Albion, IL 62806**

**Asking Price: \$78,500**

### Information About Listing

|                             |                           |                              |                                                    |
|-----------------------------|---------------------------|------------------------------|----------------------------------------------------|
| <b>Year Built</b>           | 1946                      | <b>County</b>                | Edwards                                            |
| <b>Type of Construction</b> | 1-Story, Frame            | <b>PIN</b>                   | 10-02-452-011                                      |
| <b>Square Footage m/l</b>   | 1,068                     | <b>School District</b>       | Edwards County CUSD #1 (AGS)                       |
| <b>Total Rooms</b>          | 5                         | <b>Heat</b>                  | Gas Forced Air ("Evcon")                           |
| <b>Bedrooms</b>             | 3                         | <b>A/C</b>                   | Central ("Evcon")                                  |
| <b>Bathrooms</b>            | 1 Full                    | <b>Water</b>                 | City                                               |
| <b>Foundation</b>           | Basement (block)          | <b>Sewer</b>                 | City                                               |
| <b>Garage</b>               | Detached, 1-Car (16'x19') | <b>Average Utilities m/l</b> | Elec.: \$206.00 (Ameren); Gas: \$55.07 (Consumers) |
| <b>Lot Size m/l</b>         | 90'x231.51' (0.48 ac.)    | <b>Property Taxes m/l</b>    | \$1,286.86 (w/ owner occ. ex. ONLY)                |

### Notes

**Room Dimensions**—Living Room: 22'x13'; Dining Room Area: 9'x9'; Kitchen: 7'5"x11'; Bedroom 1: 10'6"x12'; Bedroom 2: 13'x12'; Bedroom 3: 8'4"x11' (with washer/dryer hook ups); Bathroom: 4'10"x7'10"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist; Carport

**More Features**...200-amp electrical service on breakers; 40-gallon "Bradford White" gas water heater; architectural shingle roof (2018); vinyl siding (2018); large bay window; "like-new" kitchen cabinets; NIB hood range included (not yet installed); many updated fixtures, including lights, fans, etc.; 2 of 3 bedrooms were lightly remodeled with new flooring, paint, and doors; wood burning fireplace (not currently in use, inspection recommended before use); walk-in shower in basement; 10'x19' enclosed "lean to" on detached garage; 4'x5' block/concrete front stoop; 22'x20' carport with roof and three sides enclosed; 12'x20' carport behind garage; nice large lot

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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