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235 W. Walnut St.
Albion, IL 62806

Asking Price: \$130,000

Information About Listing

Year Built	1921	County	Edwards
Type of Construction	1.5 Story, Frame	PIN	10-02-454-008
Square Footage m/l	1,783	School District	Edwards County CUSD #1 (AGS)
Total Rooms	7	Heat	Gas Forced-Air
Bedrooms	3-4	A/C	Window Units
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Partial Basement (brick/block)	Sewer	City
Garage	2-Car, Attached (28'x30')	Average Utilities m/l	Electric: \$180.00 (Ameren); Gas: \$60.00 (Consumers)
Lot Size m/l	1.93 +/- Acres Total	Property Taxes m/l	\$1,159.70 (w/ owner occ. ex. ONLY and curr. assessment)

Notes

Room Dimensions—Kitchen: 13'x10'8"; Dining Room: 15'4"x13'10"; Living Room: 15'5"x15'; Bedroom 1: 10'x13'; Bedroom 2: 13'2"x10'; Bathroom 1 (full): 6'2"x15'5"; Bathroom 2 (half): 7'2"x8'2"; **Upstairs**—Bedroom 3: 15'9"x27'; Bonus Room/Potential Bedroom 4: 15'8"x15'10"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation; Existing Storms and Screens; Water Softener; Light Fixtures, as they exist; Electronic Garage Door Opener with 2 Transmitters; Outdoor Shed; Light Fixtures, as they exist; Cook Shed; Refrigerator and Deep Freeze (in garage)

More Features... 100-amp electrical service on breakers; metal roof; vinyl siding; laminate and carpet flooring throughout; 40-gallon Richmond gas water heater; updates including 15'x12' wooden deck, new flooring, updated bathroom, added bathroom in walk-way, new front door, 1 new garage door, concrete sidewalks, concrete pad with 220 electrical, and new electrical panel; 6'x15' patio; 10'x16' cook shed with stove and refrigerator; 12'x16' shed; 8'x30' covered front porch; mature shade trees around the property; large 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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