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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186
Lyndell Rice (618) 384-6563



2811 College Dr.
Mt. Carmel, IL 62863
Asking Price: \$130,000

Information About Listing

Year Built	1970	County	Wabash
Type of Construction	Frame One-Story (ranch)	PIN	05-211-18-201-023
Square Footage m/l	1,607	School District	Wabash CUSD #348
Total Rooms	6	Heat	Gas Forced Air (Carrier, app. 11 y/o)
Bedrooms	3	A/C	Central (Payne, 2018)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached 2-car (20'x20')	Average Utilities m/l	App. \$230.00 per month (electricity and natural gas)
Lot Size m/l	100'x120'	Property Taxes m/l	\$2,166.09 (est. w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 19'10"x17'8"; Kitchen: 14'x11'8"; Dining Room: 10'9"x19'7"; Master Bedroom: 11'7"x16'2"; Master Bath: 7'x6'9"; Bedroom 2: 12'9"x9'10"; Bedroom 3: 11'5"x12'5"; Hall Bath: 6'9"x5'

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Electronic Garage Door Opener w/ 2 Remotes; Central Air Conditioning; Light Fixtures, as they exist; Outdoor shed

More Features...200-amp service on breakers; concrete driveway; enclosed sunroom/porch (9'9"x18'1"); brick veneer; asphalt shingles (roof) and replacement windows (app. 10 y/o); extensive remodeling throughout house in 2017 including interior/exterior doors, new floors, plumbing and electrical in bathrooms, new electrical throughout home, fresh paint throughout interior, kitchen cabinets, trim, molding, etc.; new blown-in insulation and garage door/opener in 2018

Please Note: *Washer and dryer are negotiable; utility averages may not be accurate due to some vacancy over last months.*

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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