



“See the difference *Integrity* makes!”

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 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



110 Greenbriar St.
Carmi, IL 62821

Asking Price: \$144,900

Information About Listing

Year Built	1996	County	White
Type of Construction	1-Story Brick	PIN	13-24-103-007
Square Footage m/l	1246	School District	Carmi-White County CUST #5
Total Rooms	8	Heat	Forced-Air
Bedrooms	2	A/C	Central
Bathrooms	2	Water	City
Foundation	Concrete Slab	Sewer	City
Garage	Attached 1 Car (17'x 22')	Average Utilities m/l	\$67.99 (electric); \$31.56 (gas)
Lot Size m/l	App. 0.39 ac. (irregular lot)	Property Taxes m/l	\$2,593.52 (est. with owner occupied exemption)

Notes

Room Dimensions—Foyer; 8'7"x7'10"; Living Room: 18'7"x14'5"; Kitchen: 11'11"x11'9"; Dining Room: 12'5"x7'2"; Master Bedroom: 14'4"x11'7"; Bedroom 2: 12'x11'3"; Master Bath: 8'4"x6'; Bath 2: 5'3"x4'9"; Sunroom: 15'4"x14'1"; Utility: 6'4"x5'4"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Ceiling Fans; Existing Storm and Screens; Electronic Garage Door Opener (new) w/ 2 Remotes; Central Air Conditioning; Light Fixtures, as they exist

More Features...100 amp breakers; 40 gallon gas water heater (2011); engineered hand-scraped wood floors(2013); Tumbled stone flooring in bathrooms and utility (2013); granite kitchen countertops; stainless steel refrigerator and microwave (2013); stainless steel dishwasher; new external lights on back of house; bay window in breakfast nook

Please Note: utility averages reflect some vacancy over previous 12 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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells