



“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



707 Wilmar Drive

Carmi, IL 628

Asking Price: ~~\$68,000~~

Reduced: \$62,500

Information About Listing

| | | | |
|-----------------------------|-------------------------------|------------------------------|--|
| Year Built | 1960 | County | White |
| Type of Construction | Frame | PIN or Parcel # | 13-24-127-003 |
| Square Footage m/l | 1200 | School District | Carmi-White County CUSD #5 |
| Total Rooms | 5 | Heat | GFWA |
| Bedrooms | 3 | A/C | Central |
| Bathrooms | 1 | Water | City |
| Foundation | Crawl Space | Sewer | City |
| Garage | Detached (14'x24') | Average Utilities m/l | \$77.19 (electric) \$32.41(gas) see notes |
| Lot Size m/l | 0.2 acres +/- (irregular lot) | Property Taxes m/l | \$861.82 (w/ owner occ. exemptions) |

Notes

Room Dimensions—Living Room: 12'10"x20'7"; Kitchen: 10'1"x16'; Master Bedroom: 12'2"x12'10"; Bedroom 2: 9'8"x12'2"; Bedroom 3: 9'8"x10'1"; Bath: 4'10"x8'2"; Utility: 5'6"x14'2"

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; Ceiling Fan(s); Electronic Garage Door; Central Air Conditioning; Light Fixtures (as they exist)

More Features...40-gallon water heater; metal roof (2014); new paint throughout indoors February 2019; asphalt driveway

PLEASE NOTE: utility averages may vary due to some vacancy over the winter months

VERY CLEAN, EFFICIENT HOME!!!

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