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



505 Bohleber Dr.

Carmi, IL 62821

Asking Price: ~~\$299,000~~

Reduced: \$289,000

Information About Listing

Year Built	1970 (approximate)	County	White
Type of Construction	1-Story, Frame (Ranch)	PIN	13-24-128-003
Square Footage m/l	2,350	School District	Carmi-White County CUSD #5
Total Rooms	7	Heat	Gas Forced-Air (“Coleman”, age unknown)
Bedrooms	3	A/C	Central (age unknown)
Bathrooms	2	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	2-Car, Attached (22’x25’)	Average Utilities m/l	Electric: \$69.77 (CLW); Gas: \$38.90 (Consumers) <i>SEE NOTES</i>
Lot Size m/l	100’x150’	Property Taxes m/l	\$4,184.80 (estimated w/ Owner Occupied Exemption)

Notes

Room Dimensions—Great Room: 15’8”x21’8”; Kitchen: 10’x19’8”; Foyer/Entry: 13’3”x16”; Formal Dining or Family Rm: 12’9”x19’10”; Master Bedroom: 12’10”x18’3”(Sitting Area: 9’2”x9’7”); Master Bath: 8’10”x12’6”; Master Water Closet: 3’11”x4’10”; Bedroom 2: 10’10”x12’9”; Bedroom 3: 9’4”x13’2”; Hall Bath: 8’7”x11”; Laundry Room: 5’x14’7”

Items Included—Refrigerator; Oven/Range/Stove; Microwave; Dishwasher; Garbage Disposal; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; In-line Fireplace, Screen and Door; Existing Storm and Screens; Central AC/Complete HVAC system; Electronic Garage Door Opener; Light Fixtures, as they exist; Outdoor shed; 3 Kitchen barstools; Master vanity chair with vanity mirror

More Features...200-amp service on breakers (new); new electrical wiring and outlets; 50-gal. gas water heater (Bradford-White 2012); all new drywall and paint throughout; new insulation; new toilets and sinks; new flooring throughout (engineered hardwood/porcelain tile); quartz countertops; new, high-quality lighting fixtures and fans; beautiful glass/iron double external doors; heated tub in guest bath; all new patio with stamped concrete (15’x28’) and built-in fireplace; sturdy brick, wood, and stone construction; Kitchen appliances (except garbage disposal) are Frigidaire Professional Series; ***This home has been extensively remodeled and exquisitely updated throughout!!!***

PLEASE NOTE: Utility averages are not fully accurate due to extended vacancy.

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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