



“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



626 Oak St.

Carmi, IL 62821

Asking Price: ~~\$134,000~~

Reduced: \$129,900

Information About Listing

Year Built	1950's (?)	County	White
Type of Construction	1.5-Story	PIN	13-14-431-028
Square Footage m/l	1,920	School District	Carmi-White County CUSD #5
Total Rooms	7	Heat	Boiler with Registers
Bedrooms	3	A/C	Ductless/Split Unit and Window Unit
Bathrooms	2 Full (1/2 Bath in Basement)	Water	City
Foundation	Basement (Block; app. 900 SF)	Sewer	City
Garage	2-Car, Detached (20'x22')	Average Utilities m/l	Electric: \$218.90 (CLW); Gas: \$98.05 (Consumers)
Lot Size m/l	50'x150'	Property Taxes m/l	\$1,878.24 (w/ Owner Occupied Exemption ONLY)

Notes

Room Dimensions—Main Level...Living/Dining Room: 14'x23'; Dining Room: 13'x17'6"; Kitchen: 10'6"x13'; Sunroom: 8'x16'6"; Master Bedroom: 11'x15'; Bath: 5'x9'; **Upstairs...**Bedroom 2: 13'5"x14'5"; Bedroom 3: 15'x17'; Bath: 5'x8'

Items Included—Refrigerator (negotiable); Oven/Range/Stove; Garbage Disposal; Washer; Dryer; Satellite Dish and System; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioners; Fireplace Screen, Door, Grate; Fireplace Gas Logs; Existing Storms & Screens; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers (new box in 2015); 40-gal. gas water heater (2016); carport in front of garage

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