



“See the difference *Integrity* makes!”

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1606 Dain Dr.
Carmi, IL 62821

Asking Price: ~~\$118,000~~

Reduced: \$114,500

Information About Listing

Year Built	1986	County	White
Type of Construction	Frame	PIN or Parcel #	13-23-304-013
Square Footage m/l	1,241	School District	Carmi-White County CUSD #5
Total Rooms	5	Heat	GFWA
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Crawl Space/Block	Sewer	Aeration Septic
Garage	Attached, 1-Car (16.75'x34')	Average Utilities m/l	Elec.: \$172.22(CLW) Gas: \$50.06 (Consumers)
Lot Size m/l	0.3 Acre	Property Taxes m/l	\$2,406.42 (w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 13'4"×18'8"; Kitchen/Dining Room: 11'5"×24'; Master Bedroom: 11'1"×12'; Bedroom 2: 11'×11'5"; Bedroom 3: 11'×11'5"; Bath: 7'11"×10'1"; Utility: 6'×11'5"

Items Included—Refrigerator; Range; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Existing Storms & Screens; Electronic Garage Door Opener with 3 Remotes; Central Air Conditioning/HVAC System; Outdoor Shed; Light Fixtures (as they exist)

More Features...100-amp electrical service on breakers; 50-gallon water heater (2010); shingle roof (2007); new septic pipes (2018); numerous updates in 2016 including new carpet and flooring, custom plantation blinds, light fixtures, etc.; all new plastic in crawlspace in 2017; new electric range and dishwasher installed 2019; outbuilding-roof replace in 2016, and new floor in 2019; all new landscaping in 2015

VERY CLEAN, METICULOUSLY MAINTAINED, AND 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

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