



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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909 West Main St.

Carmi, IL 62821

**Asking Price: ~~\$79,900~~**

**Reduced: \$78,000**

### Information About Listing

<b>Year Built</b>	1945	<b>County</b>	White
<b>Type of Construction</b>	1-Story (Frame w/ Brick)	<b>PIN</b>	13-23-231-003
<b>Square Footage m/l</b>	1,700 (app.)	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced Air (2017)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (2015)
<b>Bathrooms</b>	1 Full; 1 Half	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Brick)	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (23'x24')	<b>Average Utilities m/l</b>	City: \$63.52 (CLW); Gas: \$31.58 (Consumers)
<b>Lot Size m/l</b>	150'x190'	<b>Property Taxes m/l</b>	\$1,999.95 (est. w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 14'x26'5"; Kitchen: 12'8"x15'5"; Bedroom 1: 11'x13'; Bedroom 2: 11'x13'; Bath: 7'6"x9'4"; 1/2 Bath: 2'x7'5"(crawlspce entrance in floor); Sunroom: 11'3"x19'; Laundry: 5'x7'2"; Mud Room: 9'5"x13'7"

**Items Included**— Oven/Range; Washer; Dryer; Built-in/Attached Shelving; Ceiling Fans (2); Window AC; Fireplace Gas Logs; Electronic Garage Door Opener(s); Central Air Conditioning/HVAC System; Gas Water Heater

**More Features**...200-amp electrical service on breakers; 30-gallon gas water heater (2018); all-new half-bath; roof replaced in 2013; sunporch has window AC and gas heater; replacement windows; hardwood floors; concrete driveway

**Please Note**...gross square footage (app. 1,700 TOTAL) includes 6'x20' enclosed, finished porch/sunroom

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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