



“See the difference *Integrity* makes!”

**51 West Main Street, Albion, IL 62806**

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400 Tenth St.

Carmi, IL 62821

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

### Information About Listing

|                             |                           |                              |  |
|-----------------------------|---------------------------|------------------------------|--|
| <b>Year Built</b>           | 1950's (?)                | <b>County</b>                | White  |
| <b>Type of Construction</b> | 1-Story, Brick            | <b>PIN</b>                   | 13-14-476-005 and 006                                    |
| <b>Square Footage m/l</b>   | 1,066                     | <b>School District</b>       | Carmi-White County CUSD #5                               |
| <b>Total Rooms</b>          | 5                         | <b>Heat</b>                  | Gas-Forced Air   |
| <b>Bedrooms</b>             | 2                         | <b>A/C</b>                   | Central  |
| <b>Bathrooms</b>            | 1 Full                    | <b>Water</b>                 | City   |
| <b>Foundation</b>           | Basement (Block)          | <b>Sewer</b>                 | City   |
| <b>Garage</b>               | Detached, 2-Car (13'x22') | <b>Average Utilities m/l</b> | CLW: \$152.53; Gas: \$20.35 (Consumers) <b>Some Vac.</b> |
| <b>Lot Size m/l</b>         | 50'x100'                  | <b>Property Taxes m/l</b>    | \$961.25 TOTAL (est. w/ owner occ. ex. ONLY)             |

### Notes

**Room Dimensions**—Living Room: 12'10"x16'3"; Kitchen/Dining Room: 11'1"x18'5"; Sunroom: 11'6"x13'2"; Bedroom 1: 10'4"x11'8"; Bathroom: 6'10"x8'2"; Bedroom 2: 10'3"x11'7"

**Items Included**—Refrigerator (2015); Range (2015); Dishwasher; Garbage Disposal; Washer; Dryer; All Window Treatment/Hardware; Smoke Detectors; Ceiling Fan; Electronic Garage Door Opener with 1 Transmitter; Central AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

**More Features...** 150-amp; cathedral sunroom with ceramic “wood-look” flooring tile (2017); total bathroom remodel in 2016 with walk-in shower, vanity, fixtures, toilet, and ceramic tile flooring; bamboo flooring/tile throughout home (no carpet); new metal roof on detached 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**

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