



“See the difference *Integrity* makes!”

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210 Montgomery Circle  
Carmi, IL 62821

**Asking Price: \$184,900**

### Information About Listing

<b>Year Built</b>	1958	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-23-231-014
<b>Square Footage m/l</b>	2,226	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	7	<b>Heat</b>	Gas, Forced Air (2020)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (2020)
<b>Bathrooms</b>	3 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Brick/Block)	<b>Sewer</b>	City
<b>Garage</b>	Attached, 2-car (26'x26')	<b>Average Utilities m/l</b>	<b>See notes below</b>
<b>Lot Size m/l</b>	125'x150'	<b>Property Taxes m/l</b>	\$2,594.94 (estimated w/ owner occupied exemption)

### Notes

**Room Dimensions**—Foyer: 4'6"x9'; Living Room: 14'1"x19'8"; Kitchen: 11'8"x14'1"; Family/Dining Room: 12'x19'5"; Master Bedroom: 11'7"x17'2"; Master Bath: 5'3"x7'6"; Bedroom 2: 11'4"x14'4"; Bathroom 2: 4'11"x7'9"; Bedroom 3: 9'10"x11'3"; Bathroom 3 (by sunroom): 7'4"x9'3"; Sunroom: 14'6"x19'11"

**Items Included**—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; Ceiling Fan(s); Built-in/Attached Shelving; All Planted Vegetation; Fireplace Gas Logs; Central AC/Furnace/HVAC System and components; Electronic Garage Door Opener(s) Light Fixtures, as they exist; Outdoor Shed

**More Features...**200-amp electrical service on breakers; hardwood flooring; tile floor in sunroom; some replacement windows (2016); gas log fireplace; cedar lined closets; vents/ductwork professionally cleaned in 2021; 40-gallon water heater; vinyl siding (2011); shingle roof (2006, 30-yr. shingles); heated garage with storage room and 8'x11' shop; wiring replaced in 2001; soffits replaced in 2006; 10'x12' yard bard

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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