



“See the difference *Integrity* makes!”

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1506 CR 1500 E

Carmi, IL 62821

**Asking Price: \$260,000**

### Information About Listing

<b>Year Built</b>	1960's	<b>County</b>	White
<b>Type of Construction</b>	2-Story, Masonry	<b>PIN</b>	14-10-300-006
<b>Square Footage m/l</b>	2,644 TOTAL	<b>School District</b>	Carmi-White Co. CUSD #5
<b>Total Rooms</b>	7	<b>Heat</b>	Gas, Forced-Air (Rheem, age?)
<b>Bedrooms</b>	4-5	<b>A/C</b>	Central (age?)
<b>Bathrooms</b>	2 Full, 1 Half	<b>Water</b>	Well
<b>Foundation</b>	Basement/Crawl (block)	<b>Sewer</b>	Septic
<b>Garage</b>	Attached (34'x40')	<b>Average Utilities m/l</b>	Elec.: \$239.00 (Wayne/White); Gas: \$175 (Propane/owned)
<b>Lot Size m/l</b>	1.4 Acres	<b>Property Taxes m/l</b>	\$1,238.58 (w/ owner occ. ex. ONLY, curr. assess.)

### Notes

**Room Dimensions—Main Level...**Living/Dining Room: 28"x16"; Kitchen: 12'x18'; Bedroom 1: 15'x15'; Bedroom 2: 15'x15'; Bedroom 3: 8'x12'; Bathroom 1: 8'x9'; Bathroom 2: 8'6"x6'; Mud Room/Laundry: 10'x10"; **Upstairs...**Bedroom 1: 11'6"x15'6"; Bedroom 2: 11'5"x14'; Half Bath: 8'x4'

**Items Included**—Refrigerator; Range; Microwave (not working); Dishwasher; Garbage Disposal; Washer/dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Electronic Garage Door Opener (on two of the three doors); Central AC/Furnace/HVAC system and components; Central Humidifier; Water Softener; Light fixtures, as they exist

**More Features...**gas water heater; AC compressors replaced-upstairs 2018/downstairs 2021; replacement windows in 2017; house is concrete block with aluminum siding; very spacious home with large bedrooms; main floor completely updated in 2017; hardwood floors throughout great room; nice wrap around deck that leads down to concrete patio/firepit area; tastefully decorated and very roomy; garage needs new roof

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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