



“See the difference *Integrity* makes!”

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805 W. Main St.  
Carmi, IL 62821

**Asking Price: \$148,000**

### Information About Listing

<b>Year Built</b>	1920	<b>County</b>	White
<b>Type of Construction</b>	2-Story, Frame	<b>PIN</b>	13-13-356-002
<b>Square Footage m/l</b>	2,956	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	9	<b>Heat</b>	Boiler/Radiators, Main Floor; FA Second Floor *notes
<b>Bedrooms</b>	4	<b>A/C</b>	Window Units Downstairs; Central Upstairs *notes
<b>Bathrooms</b>	3 (w/ 1 in basement)	<b>Water</b>	City
<b>Foundation</b>	Partial Basement (unfinished)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Elec.: \$270.00 (Ameren); Gas: \$118 (Consumer)
<b>Lot Size m/l</b>	Irregular, 0.46 Acre	<b>Property Taxes m/l</b>	\$1,627.00 (estimated w/ Owner Occ. Ex. ONLY)

### Notes

**Room Dimensions—Main Floor...**Kitchen/Dining: 12'x31'5"; Living Room: 12'2"x31'1"; Master Bedroom: 11'1"x18'6"; Bedroom 2: 11'1"x13'3"; Walk-in Closet: 8'3"x15'10"; Bathroom (Three-Quarter): 6'x8"; Foyer: 2'9"x6'3"; Sunroom Porch: 8'3"x10'11"; **Second Floor...**Kitchen: 13'10"x19'1"; Family Room: 8'2"x30'6" (plus 4'2"x13'7" bump out area); Bedroom 3: 10'10"x13'10"; Bedroom 4: 9'2"x9'10"; Bathroom (Full): 3'7"x9'9"; Office: 8'5"x9'8"; Utility Room: 7'7"x7'7"; **Basement...**Bathroom (Full): 7'5"x10'4"

**Items Included—**Refrigerator; Double Range; Dishwasher; Garbage Disposal; Second Floor: Refrigerator, Range, Deep Freeze; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Window Air Conditioner(s); All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC System and Furnace\*; Light Fixtures, as they exist

**More Features...**200-amp electrical service on breakers; 100-amp breakers on second floor; 50-gallon water heater on main floor; 40-gallon water heater on second floor; outdoor shed (attached to house); external basement entry door; large back deck

**Updates:** Kitchen remodeled in 2011 with new cabinets and hardware, solid surface countertops, porcelain tile floor, ceramic tile backsplash, ceramic tile range hood; AC added to second floor in 2010; all new electrical lines throughout in 2013; composite shingle roof 2008; flat roof coating 2013; vinyl, tilt-out replacement windows 2009; covered wooden front porch; large back deck with composite decking; basement water-proofing added in 2002; water pipes from road to house replaced in 1999; **\*Notes on Second Floor Central AC:** added in 2010, duct work needs to be insulated before prolonged usage

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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