



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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1007 W. Main St.
Carmi, IL 62821

Asking Price: ~~\$199,000~~

Reduced: \$184,900

Information About Listing

Year Built	1958	County	White
Type of Construction	1-Story, Frame	PIN	13-23-229-002 and 13-23-229-003
Square Footage m/l	1650	School District	Carmi-White County CUSD #5
Total Rooms	7	Heat	Gas Forced Air
Bedrooms	3	A/C	Central Air
Bathrooms	1	Water	City
Foundation	Partial Basement (unfinished)	Sewer	City
Garage	2-Car, Attached (20'x22')	Average Utilities m/l	Elec.: \$134 (Carmi Light & Water); Gas: \$83(Consumer)
Lot Size m/l	147.5' x 150', 0.51 Acre	Property Taxes m/l	\$1,3128.00 (estimated w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Kitchen/Dining: 11'7"x30'6"; Living Room: 11'7"x26'6"; Master Bedroom: 13'5"x17'3"; Bedroom 2: 10'10"x11'6"; Bathroom: 4'5"x7'7"; Bedroom 3: 10'10"x15'4"; Utility Room: 8'7"x14'8"

Items Included—Refrigerator, new 2018; Range; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Screen; Fireplace Gas Logs; Electronic Garage Door Openers; Central AC/HVAC System and Furnace; Light Fixtures, as they exist; Basement Dehumidifier; ** Stackable Washer and Dryer are negotiable**

More Features... 100-amp electrical service on breakers; shingle roof; 40-gallon gas water heater, new in 2019; open concept living space; many cedar lined closets; spacious, 14'x30' screened-in back porch; vinyl privacy fence; 8'x12' storage shed

Updates: Champion replacement windows, new in 2010; gutters and soffits replaced in 2019; shower added to utility room in 2018; laminate flooring replaced; basement sump pump, new in 2019

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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