



"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: ~~\$172,000~~**

**Reduced: \$160,000**

### Information About Listing

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