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1606 Sunset Dr.

Carmi, IL 62821

Asking Price: ~~\$189,900~~

Reduced: \$179,000

Information About Listing

Year Built	1950's?	County	White
Type of Construction	1-Story, Frame	PIN	13-23-301-006
Square Footage m/l	1,716	School District	Carmi-White County CUSD #5
Total Rooms	7	Heat	Gas Forced-Air
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Partial, Block Basement	Sewer	Septic
Garage	Attached, 2-Car (23'x25')	Average Utilities m/l	Electric: \$130.00 (Wayne-White); Gas: \$34.20 (Consumers)
Lot Size m/l	Approx 0.45 Acre (irreg.)	Property Taxes m/l	\$2,476.99 (EST. w/ Owner Occ. Ex. ONLY at current assessment)

Notes

Room Dimensions—Kitchen: 6'9"x11'; Breakfast Nook: 7'10"x9'5"; Dining Room: 10'x13'2"; Living Room: 13'3"x12'9"; Family Room: 11'7"x23'2"; Bedroom 1: 12'7"x12'10"; Bedroom 2: 9'1"x13'3"; Bedroom 3: 11'1"x4'6"; Bathroom (Full): 7'6"x12'10"; Bathroom (Half): 5'1"x3'

Items Included—Refrigerator; Range; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace with Gas Logs; Existing Storms and Screens; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/Furnace/HAVAC System and Components; Light Fixtures, as they exist; Outdoor Shed

More Features...100-amp electrical service on breakers; asphalt shingle roof (age?); GENERAC whole-house 20kw natural gas generator (approx. 10 y/o); Goodman Gas HVAC (2023); AO Smith 40-gallon gas water heater (2018); dry-wall throughout; oak hardwood flooring, carpet, some linoleum(?); 26'3"x26'5" partial basement with shower and sump pump; 12'x27' and 11'x23' "L-shaped" fenced-in brick paver patio area off sunroom; 12'x18' yard barn

****Utility averages may not be accurate due to vacancy.****

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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