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**301 ILLINOIS ROUTE 15 (WEST)**

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**509 Bohleber Dr.**

**Carmi, IL 62821**

**Asking Price: \$180,000**

### Information About Listing

<b>Year Built</b>	1979 (?)	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Brick	<b>PIN</b>	13-24-128-001
<b>Square Footage m/l</b>	1457	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced-Air (age unknown)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (2023)
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Attached (23'x24')	<b>Average Utilities m/l</b>	Electric: \$190.00 (CLW); Gas: \$48.11 (Consumers)
<b>Lot Size m/l</b>	100'x150'	<b>Property Taxes m/l</b>	\$2,737.40 (w/ owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Entry Way: 5'x12'8"; Kitchen: 10'9"x10'10"; Living/Dining Room: 17'4"x18'3"; Family Room: 12'x16'10"; Master Bedroom: 10'11"x14'; en suite Bath (full): 4'10"x7'4"; Bedroom 2: 10'4"x11'; Bedroom 3: 10'2"x10'4"; Bathroom 2 (full): 4'11"x7'5"; Laundry Room: 5'2"x10'2"

**Items Included**—Refrigerator; Oven/Range/Stove; Dishwasher; Garbage Disposal ('25); Washer ('20); Dryer ('20); All Tacked Down Carpeting; All Window Hardware; Smoke Detector(s); Ceiling Fan(s); All Planted Vegetation and Garden Boxes; Central Air Conditioning; Electronic Garage Door Opener w/ 2 Transmitters; Central Vac and Equipment; AC/ Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

**More Features**...100-amp electrical service on breakers plus additional 130-amp service in the garage; asphalt shingle roof (back side replaced in '22); new gutters and fascia ('24); most windows replaced with tilt-out, vinyl replacements; new laminate flooring throughout much of the house; 50-gallon gas hot water heater ('23); digital thermostat ('23); new springs, cable, and chain for garage door; 12'x18' covered concrete back patio; 12'x14' shed with overhang; farmland view from the backyard

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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