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**301 ILLINOIS ROUTE 15 (WEST)**  
**Albion, IL 62806 (618) 445-2267**

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**308 Seventh St.**  
**Carmi, IL 62821**  
**Asking Price: \$67,000**

### Information About Listing

|                             |                           |                              |  |
|-----------------------------|---------------------------|------------------------------|--|
| <b>Year Built</b>           | 1951                      | <b>County</b>                | White  |
| <b>Type of Construction</b> | 1-Story, Frame            | <b>PIN</b>                   | 13-14-431-002                                  |
| <b>Square Footage m/l</b>   | 1,412                     | <b>School District</b>       | Carmi-White County CUSD #5                     |
| <b>Total Rooms</b>          | 5                         | <b>Heat</b>                  | Gas Forced-Air                                 |
| <b>Bedrooms</b>             | 2                         | <b>A/C</b>                   | Central  |
| <b>Bathrooms</b>            | 1 Full                    | <b>Water</b>                 | City   |
| <b>Foundation</b>           | Partial, Crawlspace       | <b>Sewer</b>                 | City   |
| <b>Garage</b>               | Detached, 1-Car (14'x22') | <b>Average Utilities m/l</b> | Electric: CLW; Gas: Consumers <b>see notes</b> |
| <b>Lot Size m/l</b>         | 100'x150'                 | <b>Property Taxes m/l</b>    | \$1,306.76 (w/ Owner Occupied Exemption ONLY)  |

### Notes

**Room Dimensions**—Eat-in Kitchen: 10'7"x12'2"; Living Room: 8'7"x26'4"; Family Room: 12'2"7"x17'11"; Bedroom 1: 10'8"x14'5"; Bedroom 2: 10'x10'9"; Bath 1(Full): 7'4"x8'3"; Laundry: 9'2"x10'

**Items Included**—Refrigerator; Range; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Ceiling Fans; Existing Storms and Screens; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HAVAC System and Components; Light Fixtures, as they exist

**More Features**...100-amp electrical service on breakers; asphalt shingle roof; hardwood, carpet and vinyl flooring throughout (hardwood flooring may also be under living room carpet); 40-gallon "Bradford-White" gas water heater; covered front porch; 24'x20' storage building; 16'x9' vinyl storage building

**Additional Details**...Utility averages unavailable 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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