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706 Montgomery Cr.
Carmi, IL 62821
Asking Price: $215,000

Information About Listing

Year Built	1964	**County**	White
Type of Construction	1-Story, Frame	**PIN**	13-23-281-024
Square Footage m/l	1900	**School District**	Carmi-White County CUSD #5
Total Rooms	8	**Heat**	Gas Forced-Air (Trane, 2022)
Bedrooms	3	**A/C**	Central
Bathrooms	2 Full	**Water**	City
Foundation	Crawlspace	**Sewer**	City
Garage	Attached, 2-Car (12'5"x27'6")	**Average Utilities m/l**	Electric: $102.79 (Carmi Light & Water); Gas: $68.23 (Consumers) **see notes**
Lot Size m/l	100'x150'	**Property Taxes m/l**	$2,871.09 (EST. with Owner Occupied Ex. ONLY)

Notes

Room Dimensions—Kitchen: 12'4"x15'; Dining Room: 12'4"x14'6"; Living Room: 12'11"x22'6"; Family Room: 9'10"x29'5"; Sunroom: 11'9"x12'5"; Bedroom 1: 11'3"x12'; Bathroom 1 (full): 6'7"x7'11"; Bedroom 2: 11'3"x11'10"; Bedroom 3: 9'9"x11'10"; Bathroom 2 (full): 3'9"x7'3"

Items Included—Refrigerator; Range; Dishwasher; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service; asphalt shingle roof; Bedford stone exterior; carpet, vinyl, and laminate flooring throughout; 40-gallon gas water heater; sunroom addition added in 2014; handicap-accessible ramp at the back entry; metal fence

Additional Information...Utilities will vary with usage; fireplace is not in use