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301 ILLINOIS ROUTE 15 (WEST)

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509 Bohleber Dr.

Carmi, IL 62821

Asking Price: ~~\$154,000~~

Reduced: \$125,000

Information About Listing

Year Built	1979 (?)	County	White
Type of Construction	1-Story, Brick	PIN	13-24-128-001
Square Footage m/l	1,457	School District	Carmi-White County CUSD #5
Total Rooms	6	Heat	Gas Forced-Air (age unknown)
Bedrooms	3	A/C	Central (2023)
Bathrooms	2 Full	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	2-Car, Attached (23'x24')	Average Utilities m/l	Electric: \$190.00 (CLW); Gas: \$48.11 (Consumers)
Lot Size m/l	100'x150'	Property Taxes m/l	\$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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