



"See the difference **INTEGRITY** makes!"

**301 ILLINOIS ROUTE 15 (WEST)**  
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**706 Montgomery Cr.**

**Carmi, IL 62821**

**Asking Price: \$215,000**

### Information About Listing

<b>Year Built</b>	1964	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-23-281-024
<b>Square Footage m/l</b>	1900	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	8	<b>Heat</b>	Gas Forced-Air (Trane, 2022)
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspac	<b>Sewer</b>	City
<b>Garage</b>	Attached, 2-Car (12'5"x27'6")	<b>Average Utilities m/l</b>	Electric: \$102.79 (Carmi Light & Water); Gas: \$68.23 (Consumers) <small>see notes</small>
<b>Lot Size m/l</b>	100'x150'	<b>Property Taxes m/l</b>	\$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/HAVAC System and Components; Light Fixtures, as they exist

**More Features**... 100-amp electrical service; new asphalt shingle roof (Dec. 2025); 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

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