



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

**301 ILLINOIS ROUTE 15 (WEST)**  
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**1598 CR 1100 E**  
**Carmi, IL 62821**

**Asking Price: \$269,000**

### Information About Listing

<b>Year Built</b>	1975	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-12-100-010
<b>Square Footage m/l</b>	2300	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	8	<b>Heat</b>	Electric Forced-Air
<b>Bedrooms</b>	4	<b>A/C</b>	Central
<b>Bathrooms</b>	3 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace	<b>Sewer</b>	Land Gravel Septic
<b>Garage</b>	Attached, 1.5-Car (24'x26')	<b>Average Utilities m/l</b>	Electric: \$288.17 (Ameren); Propane: <i>*market value*</i> <b>see notes</b>
<b>Lot Size m/l</b>	3.46 +/- Acres	<b>Property Taxes m/l</b>	\$4,634.63 (EST. with Owner Occupied Ex. ONLY)

### Notes

**Room Dimensions**—Foyer: 4'9"x6'4"; Kitchen: 13'11"x15'10"; Dining Room: 10'9"x13'10"; Living Room: 14'1"x14'9"; Family Room: 13'9"x22'3"; Master Bedroom: 14'7"x13'10"; en Suite Bathroom (full): 5'x8'; Bedroom 2: 13'5"x16'14"; Bedroom 3: 11'7"x11'8"; Bathroom 2 (full): 5'x8'5"; Bedroom 4: 10'x10'9"; Bathroom 3/Laundry: 6'11"x15'6"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Smoke Detector; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HAVAC System and Components; Outdoor Shed; Light Fixtures, as they exist; *Washer and Dryer are negotiable*

**More Features**...200-amp electrical service; asphalt shingle roof (2017); Pella replacement windows; atrium door with blinds between glass; Fehrenbacher custom solid oak kitchen cabinets; Corian countertops; plantation shutters in master bedroom; hardwood, laminate, carpet, and ceramic tile flooring throughout; 50-gallon electric water heater; 4'x8' storm shelter by All Weather Safe Room, Inc. professionally installed in garage; covered front porch; aggregate back patio

**Additional Information**...Home is all electric except for the fireplace, which is propane; the property includes full access to a scenic lake located behind the home (ownership is shared with the neighbor)

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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