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301 ILLINOIS ROUTE 15 (WEST)

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407 Iris Ln.

Carmi, IL 62821

Asking Price: \$95,000

Information About Listing

Year Built	1958 (?)	County	White
Type of Construction	1-Story, Frame	PIN	13-24-177-003
Square Footage m/l	1,368	School District	Carmi-White County CUSD #5
Total Rooms	7	Heat	Gas Forced-Air (Gibson)
Bedrooms	3	A/C	Central
Bathrooms	1 Full	Water	City
Foundation	Crawlspace, Block	Sewer	City
Garage	Attached, 1-Car (12'x20')	Average Utilities m/l	Electric: \$148.84 (Carmi Light & Water); Gas: \$52.50 (Consumers)
Lot Size m/l	75'x150'	Property Taxes m/l	\$2,319.55 (EST. with Owner Occupied Ex. ONLY)

Notes

Room Dimensions—Kitchen: 15'x8'9"; Living Room: 16'x16'; Family Room: 11'4"x17'6"; Sunroom: 11'8"x17'1"; Bedroom 1: 12'x9'11"; Bathroom 1 (full): 4'11"x9'; Bedroom 2: 12'8"x8'7"; Bedroom 3: 9'11"x10'

Items Included—Refrigerator; Range; Wall Ovens (lg. oven not working); Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Electronic Garage Door Opener w/ 2 Transmitters ('24); Central Air Conditioning/Furnace/HAVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp(?) electrical service on breakers; asphalt shingle roof (age?); wood panel siding; some replacement windows; carpet, vinyl, and tile flooring throughout; eat-in area in kitchen; 40-gallon "Richmond" gas water heater ('25); brick/paver back patio; shaded lot with mature trees; great neighborhood on south edge of town

Additional Information...Seller is unsure if fireplace is working at this time

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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