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**301 ILLINOIS ROUTE 15 (WEST)**

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**411 W. Fifth St.**  
**Mt. Carmel, IL 62863**  
**Asking Price: \$90,000**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	Wabash
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	11-29-202-009
<b>Square Footage m/l</b>	1,120	<b>School District</b>	Wabash CUSD #348
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced-Air
<b>Bedrooms</b>	2	<b>A/C</b>	Central
<b>Bathrooms</b>	2 Full	<b>Water</b>	City
<b>Foundation</b>	Basement, Concrete/Block	<b>Sewer</b>	City
<b>Garage</b>	Detached, 2-Car (24'x32')	<b>Average Utilities m/l</b>	Electric and Gas: \$160.00 (MCPU)
<b>Lot Size m/l</b>	41.5'x191.75'	<b>Property Taxes m/l</b>	\$1,416.50 (w/ owner occ. ex. ONLY and curr. assessment)

### Notes

**Room Dimensions**—Eat-In Kitchen: 15'6" x 15'3"; Living Room: 15'6" x 15'8"; Office/Converted/Enclosed Back Porch: 18'11" x 7'2"; Bedroom 1: 12'1" x 11'2"; en Suite Bathroom (full): 5'9" x 7'; Bedroom 2: 11'6" x 11'3" (no closet); Bathroom 2 (full): 4'6" x 7'3"

**Items Included**—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storms and Screens; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HAVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

**More Features**...100-amp electrical service on breakers; newer metal roof; painted aluminum siding; some replacement windows; carpet, laminate, and vinyl flooring throughout; 40-gallon "U.S. Craftmaster" gas water heater (age?); 8'x24' covered front porch with concrete floor; 20'x21' screened in pack porch/patio at ground level; partially fenced yard (vinyl privacy fence); 16'x10' metal yard shed with concrete floor and sliding door; detached garage is 24'x32' post frame outbuilding with metal roof and siding, two 9'x7' overhead doors, concrete floor, electrical box with breakers (service unknown), older foam board insulation on walls, batting in underside of roof, gas furnace, and half bathroom (unsure if furnace and bathroom are currently functioning); alley access from back of lot with large gravel parking area around/about outbuilding

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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