



“See the difference **INTEGRITY** makes!”

**301 ILLINOIS ROUTE 15 (WEST)**

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**407 Iris Ln.**

**Carmi, IL 62821**

**Asking Price: ~~\$95,000~~**

**Reduced: \$85,000**

### Information About Listing

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