



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186
Lyndell Rice (618) 384-6563



201 Stewart St.
Carmi, IL 62821

Asking Price: \$165,000

Information About Listing

Year Built	1874	County	White
Type of Construction	Victorian 2-Story	PIN or Parcel #	13-13-328-011, 13-13-328-015; 13-13-328-021
Square Footage m/l	3679	School District	Carmi-White County CUSD #5
Total Rooms	10	Heat	Radiant Hot Water
Bedrooms	4	A/C	Central (outside unit needs replaced) & Window
Bathrooms	3	Water	City
Foundation	Basement	Sewer	City
Garage	2-car carport	Average Utilities m/l	\$205 (electric) \$70 (gas)
Lot Size m/l	3 Lots (see notes)	Property Taxes m/l	\$3412.30 (w/ owner occ. exemptions)

Notes

Room Dimensions—Living Room: 15'9"x29'; Kitchen: 21'1"x11'9"; Dining Room: 20'7"x15'; Family Room: 15'8"x16'4"; Bedroom 1: 15'8"x16'4"; Bedroom 2: 12'3"x16'1"; Bedroom 3: 12'7"x15'10"; Bedroom 4: 12'7"x16'4"; Bath 1: 10'7"x5'11"; Bath 2: 16'4"x3'11"; Bath 3: 9'8"x7'3"; Half-Bath: 5'4"x3'8"; Utility: 14'3"x7'3"; Upstairs Kitchen: 19'4"x7'8"; Foyer: 10'1"x12'3"; Den: 14'1"x9'2"; Other: 15'9"x14'7"

Items Included—Refrigerator; Range; Dishwasher (2018); Garbage Disposal; Satellite Dish and System; All Window Treatment and Hardware; Smoke Detectors; Ceiling Fans; Existing Storm and Screens; Central Air Conditioning; Outside Shed

More Features... lot 1: 305'x80'; lot 2: 133'x25'; lot 3: 131'x30'; roof has been completely replaced in stages; 3 wood fireplaces (only one functioning); chain length fence; all original cherry woodwork (cherry stairway); rental property 14'x70' with 2 bedrooms and 1 bath with new roof, heat/air, new floors, updated bathroom and appliances stay; rental property income \$350 monthly and renter pays utilities

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells