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**51 West Main Street, Albion, IL 62806**

Office: (618) 445-2267

**Dustin Hawkins, Designated Managing Broker/Auctioneer**  
 Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



**1611 Dain Dr.**  
**Carmi, IL 62821**

**Asking Price: \$188,000**

### Information About Listing

<b>Year Built</b>	1986	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-23-305-007
<b>Square Footage m/l</b>	1,600	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced-Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace	<b>Sewer</b>	Aerated Septic System (2014)
<b>Garage</b>	Attached, 1.5-Car	<b>Average Utilities m/l</b>	Electric: \$268.38 (CLW); Gas: \$49.97 (Consumers)
<b>Lot Size m/l</b>	100'x135'	<b>Property Taxes m/l</b>	\$2,654.90 (w/ Owner Occupied Exemption ONLY)

### Notes

**Room Dimensions**—Entryway: 4'5"x8'10"; Eat-in Kitchen: 12'5"x13'; Living Room: 17'3"x18'11"; Family Room: 13'7"x15'3"; Master Bedroom: 10'11"x15'1"; Bedroom 2: 10'2"x12'6"; Bedroom 3: 10'1"x10'10"; Bath 1(Full): 4'4"x9'7"; Bath 2 (Three-Quarter): 5'2"x8'6"

**Items Included**—Refrigerator ('21); Range('21); Hood Vent Microwave ('24); Dishwasher ('24); All Window Treatment and Hardware; Smoke Detectors; Ceiling Fans; Window Air Conditioner (in shed); Fireplace Gas Logs; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/Furnace/HAVAC System and Components; Light Fixtures, as they exist; Two Outdoor Sheds; 2024 GE All-In-One Combo Washer/Dryer is negotiable

**More Features...**100-amp electrical service; asphalt shingle roof ('13); gutter guards ('14); brick and vinyl siding; new fan motor on AC unit ('24); updated kitchen including painted cabinets, marble backsplash, Corian countertops, and light fixture ('23); updated bathrooms including bathroom vanity with quartz top; solar powered skylight blinds, new toilet, waterproof flooring ('22); custom plantation blinds in kitchen and family room ('22); laminate flooring and carpeting throughout; 40-gallon water heater ('19); covered deck; finished shed with paneling, carpet, and window AC unit

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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