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108 College Blvd.

Carmi, IL 62821

**Asking Price: ~~\$225,000~~**

**Reduced: \$217,000**

### Information About Listing

<b>Year Built</b>	1955	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	13-24-102-002
<b>Square Footage m/l</b>	2,070	<b>School District</b>	Carmi-White County CUSD #5
<b>Total Rooms</b>	6	<b>Heat</b>	Forced-Air, HVAC w/ Heat Pump, NEW <i>see notes</i>
<b>Bedrooms</b>	3	<b>A/C</b>	Central, NEW <i>see notes</i>
<b>Bathrooms</b>	2, Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Attached, 2-Car	<b>Average Utilities m/l</b>	Electric: \$209.57 (Carmi Light & Water); Gas: \$48.17 (Consumers)
<b>Lot Size m/l</b>	75'x125'	<b>Property Taxes m/l</b>	\$2,699.39 (EST. with Owner Occupied Ex. ONLY)

### Notes

**Room Dimensions**—Kitchen/Dining Room: 11'4"x26'3"; Living Room: 13'5"x22'11"; Sunroom/Family Room: 17'10"x21'11"; Master Bedroom: 11'6"x13'2"; en Suite Bathroom: 4'11"x8'7"; Bedroom 2: 8'10"x11'10"; Bedroom 3: 11'4"x11'6"; Bathroom: 4'11"x7'9"; Laundry: 6'10"x9'2"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Satellite Dish and System; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Gas Logs; Electronic Garage Door Opener; Central Air Conditioning/Furnace/HAVAC System and Components (NEW, Sept. 2024); Light Fixtures, as they exist; Security System is negotiable

**More Features**...100-amp electrical service; architectural shingle roof; brick exterior (vinyl on sunroom); covered front porch; luxury vinyl tile flooring throughout (2024); gas fireplace in sunroom; 40-gallon water heater (2017); poured concrete back patio; 12'x14' shed/workshop

**\*\*BRAND NEW (Sept. 2024) 3 Ton Smart Thermostat HVAC system w/ Heat Pump PLUS 2 Ton Mini Split (in Sunroom)\*\***

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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