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125 Cherry Hill Dr.
Mount Carmel, IL 62863
Asking Price: \$189,500

Information About Listing

Year Built	1971	County	Wabash
Type of Construction	Split-Entry, Frame	PIN	11-17-106-002
Square Footage m/l	1,484 above grade <i>see notes</i>	School District	Wabash CUSD #348
Total Rooms	6	Heat	Gas Forced Air
Bedrooms	3	A/C	Central
Bathrooms	3 <i>see notes</i>	Water	City
Foundation	Full, Walkout Basement	Sewer	City
Garage	2-Car, Attached (28'x27')	Average Utilities m/l	Electric: \$155.00 (MCPU.); Gas: 75.00 (MCPU)
Lot Size m/l	0.35 Acre, Irregular	Property Taxes m/l	\$3,105.70 (owner occ. ex. ONLY at curr. assessment)

Notes

Room Dimensions—Upper Level...Entry Way: 6'1"x9'4"; Kitchen: 11'8"x12'2"; Dining Room: 5'2"x12'2"; Living Room: 15'1"x16'11"; Master Bedroom: 15'9"x12'2"; en Suite Bathroom (three-quarter): 3'10"x10'7"; Bedroom 2: 12'6"x11'10"; Bedroom 3: 13'x11'3"; Bathroom 2 (full): 7'1"x7'10"; **Lower Level...**Family Room: 19'6"x13'3"; Potential Bedroom 4: 13'5"x14'; Bathroom 3 (half): 4'6"x5'5"; Laundry Room: 5'6"x7'10"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Window Treatment Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener; Central AC/HVAC/Furnace System and Components; Outdoor Shed; Light Fixtures, as they exist

More Features...150-amp electrical service on breakers; architectural shingle roof; siding, gutters, and gutter guards new in 2023; vinyl replacement windows; updated flooring; “Payne” furnace and AC unit new in 2024; new deck in 2023; back patio (concrete)

NOTES ON SQUARE FOOTAGE...1,484 sq. ft. in upper level; 756 sq. ft. finished basement area

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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