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51 West Main Street, Albion, IL 62806

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121 N. First St.

Grayville, IL 62844

Asking Price: ~~\$198,500~~

Reduced: ~~\$189,000~~

REDUCED AGAIN: \$179,000

Information About Listing

Year Built	Early 1900's	County	White
Type of Construction	2-Story Brick	PIN	0520208002, 0520208001, 0520230001, 052023006
Square Footage m/l	4,000 (app.)	School District	Grayville CUSD #1
Total Rooms	10	Heat	Hot Water/Wood Heat
Bedrooms	4-5	A/C	Window Units
Bathrooms	1 Full; 3/4 Bath	Water	City
Foundation	Basement (Brick)	Sewer	City
Garage	Detached Post Frame (40'x24')	Average Utilities m/l	Electric: \$169.00 (Ameren); City Bill: \$125 (gas, water, sewer, trash)
Lot Size m/l	162'x125'	Property Taxes m/l	\$4,868.00 (w/ owner occupied exemption on one parcel)

Notes

Room Dimensions—Main Floor...Front entry: 13'x26'; Living Room: 14'x30'; Kitchen: 13'x13'6"; Dining Room: 15'6"x18'; Breakfast nook: 10'6"x12'; Butler's pantry: 9'x11'6"; Bath: 4'x9'; Back porch: 11'x 12'; **Upstairs...**Front South BR: 14'x17'; Front North BR: 13'x14'; Bonus Room: 14'x12'; Back North BR: 10'x13'; Back South BR: 13'x14'; Bath: 9'x10'; Sun porch: 11'6"x12';

Items Included—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/ Hardware; Built-in Attached Shelving; Smoke Detectors; TV Antenna System; Window Air Conditioners; All Planted Vegetation; Fireplace screen, door, grate; Existing Storm and Screens; Electronic Garage Door Opener; Water Softener; Outdoor shed, Light Fixtures as they exist; whole house attic fan; wood burning inside, wood burning outdoor) fireplace

More Features...50 gal. gas water heater (2 y/o); new 100 amp breaker box in attic, 200 amp breaker box in back porch; All original woodwork and hardwood floors; pocket doors in dining room; total remodel of upstairs bath (2015); lots of built-in cabinetry and storage; new porch roof (2015); new carpet on stairway (2014); full stairway to attic, full height ceiling; whole-house attic fan; 40'x24' detached garage w/ floor heat, AC window unit in half bath; 18'x18' yard barn; beautifully landscaped

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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