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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



207 W. Commerce St.
Grayville, IL 62844

Asking Price: ~~\$89,900~~

Reduced: \$62,000

Information About Listing

Year Built	1978	County	White
Type of Construction	Modular "Wausau"	PIN	05-20-255-003; 004; 007; 008; 010; 011
Square Footage m/l	1,152	School District	Grayville CUSD #1
Total Rooms	5	Heat	Baseboard (gas boiler)
Bedrooms	3	A/C	Window Units (x3)
Bathrooms	2	Water	City
Foundation	Full Walk-out Basement (part. finished)	Sewer	City
Garage	Attached 1-Car (16'x24')	Average Utilities m/l	\$120.80 (City Bill; gas, water, sewer, trash) Elec. \$124.00 (Ameren)
Lot Size m/l	App. 0.30 ac. (irregular lot)	Property Taxes m/l	\$ 1519.74 (w/ owner occupied exemption)

Notes

Room Dimensions—Main Floor: Living Room: 20'x15'; Kitchen: 18'6"x15'; Dining Room: 8'6"x11'6"; Master Bedroom: 11'6"x13'6"; Bedroom 2: 11'6"x13'6"; Bedroom 3: 9'10"x11'6"; Bath: 5'x8'; Basement: Family Room: 22'6"x19'10"; Laundry/Utility Room: 22'6"x15'6"; Bathroom: 10'2"x7'3"; Storage Room (Workshop): 14'x11'; Closet: (cedar lined OSB): 8'2"x7'

Items Included—Refrigerator; Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioners (3); Fireplace (w/ Gas Logs); Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Water Softener; Outdoor Shed; Light Fixtures, as they exist

More Features...roof approximately 15 years old, boiler is original; fiber board siding; original windows except picture window "Champion" approximately 4 years old; replaced front steps two years ago; remodeled main bathroom; basement bath with oversized whirlpool tub; oak gas log fireplace; yard barn (8'x12'); front porch (8'x8' concrete landing w/ composite steps and vinyl railing); 8'x19' wood, rear deck w/ additional concrete/paver porch 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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