



“See the difference *Integrity* makes!”

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817 Water St.

Grayville, IL 62844

**Asking Price: ~~\$76,000~~**

**Reduced: \$72,900**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	Frame One-Story	<b>PIN</b>	05-21-307-006; 05-21-307-007
<b>Square Footage m/l</b>	1,852	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	7	<b>Heat</b>	Baseboard (gas boiler)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Coleman)
<b>Bathrooms</b>	1 Full; 1 Half	<b>Water</b>	City
<b>Foundation</b>	Partial Basement (block/brick)	<b>Sewer</b>	City
<b>Garage</b>	Detached 1.5-car (18'x36')	<b>Average Utilities m/l</b>	\$57.00 (Elec.) \$27.00 (City: gas, water, sewer, trash)
<b>Lot Size m/l</b>	81.45'x151.8' (total)	<b>Property Taxes m/l</b>	\$812.00 (est. w/ owner occupied exemption)

### Notes

**Room Dimensions**—Living Room: 14'6"; Kitchen: 9'x12'4"; Dining Room: 12'x8'2"; Master Bedroom: 14'10"x16'6"; Bedroom 2: 11'6"x11'2"; Bedroom 3: 11'6"x11'2"; Master Bath: 14'10"x16'6"; En-Suite 1/2 Bath: 5'4"x5'8"; Sitting Room: 10'x17'6"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal (needs repair); All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner (in garage office); All Planted Vegetation; Fireplace (w/ Gas Logs); Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Remotes; Central Air Conditioning; Water Softener; Light Fixtures, as they exist

**More Features**...asphalt and concrete driveway; attractive concrete (with brick) front porch; Terminix treats for pests and termites (checks) annually; asphalt/composite shingle roof; aluminum siding; wood windows with storms; some original hardwood floors under carpet in original house (none in addition)

**Please Note: washer and dryer are negotiable; utility averages may not be accurate due to some vacancy over last months**

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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