



“See the difference *Integrity* makes!”

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1540 CR 2500 N  
Grayville, IL 62844

**Asking Price: \$147,000**

### Information About Listing

<b>Year Built</b>	1978	<b>County</b>	White
<b>Type of Construction</b>	Wausau (panel/pre-fab)	<b>PIN</b>	003-22-300-004
<b>Square Footage m/l</b>	1,488	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Boiler w/ baseboard registers
<b>Bedrooms</b>	3	<b>A/C</b>	Central (app.15 y/o)
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	Ellery Rural Water Corp.
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	Septic
<b>Garage</b>	Attached, 2-car (22'x24')	<b>Average Utilities m/l</b>	Electricity: \$175.83 LP: n/a (market, "FS")
<b>Lot Size m/l</b>	1.5 acres	<b>Property Taxes m/l</b>	\$1,324.74 (w/ owner occupied exemption)

### Notes

**Room Dimensions**—Living Room: 21'10"x11'6"; Dining Area: 11'10"x10'4"; Kitchen: 16'11"x11'6"; Half Bath: 4'4"x7'5"; Full Bath: 4'11"x7'; Utility/Service Room: 5'11"x11'6"; Bedroom 1: 15'x11'6"; Bedroom 2: 15'x11'6"; Bedroom 3: 8'2"x14'

**Items Included**—Range; Microwave; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Some window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; Fireplace Screen, Door, Grate; Fireplace Gas Logs; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door with 6 transmitters; Central AC; Utility/Yard Shed (10'x14', wood floor); Light Fixtures as they exist; 500-gallon LP tank

**More Features...**200-amp breakers; 40-gallon gas water heater ("Richmond", 2010); new architectural shingle roof in June 2018; full bath remodeled 2009, repainted July 2018; new "Champion" vinyl replacement windows throughout in February 2009 (bow window replaced 2009, new screen 2017); three windows replaced in 2017; updates in 2012: new front door, new siding and garage doors, new gutters and downspouts; updates through 2015-2016 updates: block wall (with planters) by shop, hardware laminate flooring throughout home, kitchen counters, stove; 2017-2018 updates: new kitchen faucet, ceiling tiles in kitchen, kitchen cabinets repainted and tile backsplash added, ceiling fan in LR, front screen door, ceilings repainted, carpet in bedrooms, fireplace tilework

**Pole Barn Details...**Tru-Bilt 30'x50' pole barn (built in 2012) with 10' side walls, 8'x16' power overhead insulated door, insulated and finished out walls and ceilings, 3/4 bath, electrical sub-panel, nice concrete floor, and "kitchenette" **...EXTREMELY NICE BUILDING!!!**

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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