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841 N. First St.  
Grayville, IL 62844  
**Asking Price: \$78,500**

### Information About Listing

<b>Year Built</b>	2011	<b>County</b>	Edwards
<b>Type of Construction</b>	“Champion” Singlewide Mobile Home	<b>PIN</b>	06-1-179-09
<b>Square Footage m/l</b>	1,280 (76'x15'2")	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	3	<b>Heat</b>	Electric Forced Air (age unknown, likely orig.)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (age unknown, likely orig.)
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (piers and underpinning)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 1-car (18'x22')	<b>Average Utilities m/l</b>	Electricity: \$ 119.00 (Ameren); City Bill: \$45.00 (water, sewer, trash)
<b>Lot Size m/l</b>	112'x158'	<b>Property Taxes m/l</b>	\$1,335.50 (est. w/ owner occ. exemption ONLY)

### Notes

**Room Dimensions**—Living Room: 19'x14'; Kitchen/Dining Room: 18'x14'; Master Bedroom: 11'x14'; En-Suite Bathroom: 9'x14'; Bedroom 2: 11'x14'; Bathroom 2: 7'x5'; Laundry: 6'x6'

**Items Included**—Refrigerator; Range; Washer; Dryer, Microwave; Dishwasher; Satellite Dish and System; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; TV Antenna; Fireplace, Screens, All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door; Central Air Conditioning; Light Fixtures, as they exist

**More Features**...screened-in porch (10'x10'); deck (10'x12'); front porch (10'x8'); “Trex” composite decking on porch and deck; garden tub and large mirror in master bath; large, flat screen TV over fireplace; wooden privacy fence

***EXTREMELY CLEAN, WELL-MAINTAINED, AND BEAUTIFUL HOME!!!***

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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