



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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115 Fair St.

Grayville, IL 62844

**Asking Price: ~~\$52,500~~**

**Reduced: \$41,000**

### Information About Listing

<b>Year Built</b>	1945 (?)	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	06-2-050-05
<b>Square Footage m/l</b>	1315	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced Air
<b>Bedrooms</b>	3-4	<b>A/C</b>	Central
<b>Bathrooms</b>	Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Attached (24'x26')	<b>Average Utilities m/l</b>	Electric: \$136.00 (Ameren); City Bill: \$109.00 (Gas, Water, Sewer, Trash)
<b>Lot Size m/l</b>	99.93'x72.5'	<b>Property Taxes m/l</b>	\$1,751.56

### Notes

**Room Dimensions**—Living Room: 12'x16'; Kitchen: 15'x16'; Bathroom: 10'x10'; Bedroom 1: 11'x12'6"; Bedroom 2: 9'6"x12'; Bedroom 3: 11'6"x12'; Laundry Room: 9'6"x14'

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Satellite dish and System; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener; Central AC; Water Softener; Outdoor Shed; Light Fixtures as they exist

**More Features**...gas water heater installed in 2013; new roof 2009; attic insulation added 2009; new carpet and laminate installed 2012; 200 amp breaker box with another box in garage; privacy fence

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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