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**2303 Terrace Rd.
Grayville, IL 62844
Asking Price: \$79,500**

Information About Listing

Year Built	1982	County	Edwards
Type of Construction	1-Story, Frame	PIN	06-2-062-06
Square Footage m/l	1,230	School District	Grayville CUSD #1
Total Rooms	6	Heat	Electric Forced Air (Whirlpool, age unknown)
Bedrooms	3	A/C	Central (Whirlpool, age unknown)
Bathrooms	1 Full, 1 Half	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	Attached 2-Car (23'x30')	Average Utilities m/l	City Bill: \$49.63 (water, sewer, trash); Elec.: \$124.00 (Ameren)
Lot Size m/l	0.46 acre (irregular lot)	Property Taxes m/l	\$ 2,227.84 (w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 16'10"x14'7"; Kitchen: 12'10"x13'9"; Laundry: 5'2"x14'8"; Full Bath: 5'11"x10'2"; Master Bedroom: 14'9"x10'; En-Suite Master 1/2 Bath: 4'2"x6'; Bedroom 2: 14'6"x11'5"; Bedroom 3: 8'8"x10'11"; Sunroom: 12'4"x11'9"

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; Washer; Dryer; Smoke Detectors; Ceiling Fans; Electronic Garage Door Opener w/ 1 Remote; Central AC/HVAC System; Outdoor Shed (8'x12'); Light Fixtures, as they exist; small propane tank

More Features...200-amp service on breakers; covered front porch (concrete, 8'6"x6'6"); brick veneer and painted aluminum siding; good-looking architectural shingle roof (age ?); drywall; carpet and vinyl flooring throughout; Andersen windows; large closets in master bedroom; wall mount gas space heater in sunroom

VERY CLEAN, EFFICIENT, AND AFFORDABLE 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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