



"See the difference ***Integrity*** makes!"

**51 West Main Street, Albion, IL 62806**

Office: (618) 445-2267 Fax: (618) 445-9026

**Dustin Hawkins, Managing Broker/Auctioneer**

Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527

Tina Wells (618) 599-0186

Amy Edwards (618) 383-5614

Lyndell Rice (618) 384-6563



**121 E. Sycamore St.**

**Grayville, IL 62844**

**Asking Price: ~~\$31,900~~**

**Reduced: \$28,500**

### Information About Listing

<b>Year Built</b>	1947	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story (Frame)	<b>PIN</b>	06-1-182-10
<b>Square Footage m/l</b>	1,012	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced Air (age unknown)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central (age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (Block)	<b>Sewer</b>	City
<b>Garage</b>	1-Car Attached Carport (12'x22')	<b>Average Utilities m/l</b>	Electric: \$73.00 (Ameren); City: \$111.15 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	50'x150'	<b>Property Taxes m/l</b>	\$776.21 (est/w/ owner occ. exemption only)

### Notes

**Room Dimensions**—Bedroom 1: 10'x9'4"; Bedroom 2: 10'10"x11'4"; Bathroom: 5'6"x10'; Dining Room: 8'x11'6"; Kitchen: 13'6"x11'; Living Room: 13'4"x18'; Office/Potential BR 3: 9'4"x9'2"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central AC/HVAC system; Light Fixtures, as they exist

**More Features...**100-amp electrical service on breakers; 30-gal. gas water heater (age ?); detached block building (14'x22'); asphalt and concrete driveway; architectural shingle roof replaced in December 2014; front vinyl replacement windows and entry door replaced in February 2015; vinyl siding; partially fenced yard

***This affordable, efficient residence would make the perfect starter home or income-producing investment property!!!***

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

**www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells**