



“See the difference *Integrity* makes!”

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2440 CR 1625 E.

Grayville, IL 62844

Asking Price: ~~\$285,000~~

Reduced: \$265,000

Information About Listing

Year Built	2008	County	White
Type of Construction	1.5-Story, Frame	PIN	Pt. 03-26-100-004
Square Footage m/l	2,262 (above grade)	School District	Grayville CUSD #1
Total Rooms	5	Heat	Geo-Thermal, Forced Air (2008)
Bedrooms	3	A/C	Geo-Thermal, Forced Air (2008)
Bathrooms	3 Full	Water	City (Village of Crossville)
Foundation	Full Basement (Poured Concrete)	Sewer	Septic
Garage	Detached 2-Car (30'x30')	Average Utilities m/l	Elec.: \$280.54 (Wayne-White)
Lot Size m/l	App. 5 acres (pending survey)	Property Taxes m/l	\$3,650.00 (est. w/ owner occupied exemption)

Notes

Room Dimensions—Main Floor...Living/Dining Room: 22'x27'8"; Kitchen: 11'8"x9'; Side Entryway 6'x5'4"; Hall Bath 5'3"x10"; Master Bedroom: 15'x14'2"; En Suite Master Bath: 8'x10'8" (w/ soaker tub and walk-in shower); Walk-in closet: 4'10"x7'; Bedroom 2: 12'1"x12'4"; **Upstairs...**Bath: 5'4"x9'4"; Bedroom 3: 13'6"x12' w/ 3'10"x7' Dormer/reading nook; **Basement...**Laundry: 8'x8'; Family Room: 27'2"x22'4"; Service Closet 8'x6'8"; Potential Bedroom 4: 27'2"x18'10"; Potential Bath 4: 7'3"x7'10"

Items Included—Refrigerator (2008); Range (2008); Hood-vent Microwave (2016); Dishwasher (2018); Garbage Disposal (2008); Washer (2017); Dryer (2017); All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener w/ 2 Transmitters; Central Air Conditioning/ HVAC System (2008); Water Softener (2008); Fireproof Gun Safe (in basement)

More Features...200-amp service on breakers; vinyl siding with 1 side full brick veneer; solid hickory wood floors, ceramic tile, laminate, and carpet flooring throughout home; living room, dining, and kitchen open concept with gorgeous cathedral ceilings, stone fireplace, and beautiful tongue-and-groove knotty pine feature wall; spectacular oak staircase; partially finished basement with drywall, carpet and some tile; new carpet in master bedroom and laminate flooring in second bedroom in 2018; small pond and roughly 3 acres of woods on the property; 11'x8' back deck off dining room with French doors; 7'6"x53' aggregate concrete covered front patio (partial 2-side "wraparound"); 19' diameter circular concrete patio and 20'x20' basketball court in back yard

Special Notes: Sellers are reserving **ALL** oil and mineral rights, as well as, a utility easement across the West boundary line of the property; Unless otherwise negotiated, sellers will **NOT** grant possession to the property immediately upon closing; **SEE AGENT FOR DETAILS.**

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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