



“See the difference *Integrity* makes!”

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2220 Winding Rd.
Grayville, IL 62844

Asking Price: ~~\$78,500~~

Reduced: \$73,500

Information About Listing

Year Built	2015	County	Edwards
Type of Construction	Modular	PIN	06-2-061-21
Square Footage m/l	1,456 (52'x28')	School District	Grayville CUSD #1
Total Rooms	5	Heat	Electric Forced Air (2015)
Bedrooms	3	A/C	Central (2015)
Bathrooms	2	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	N/A	Average Utilities m/l	Elec.: \$225.00 (Ameren); City Bill: \$82.50 (water, sewer, trash)
Lot Size m/l	0.4 acre (irregular lot)	Property Taxes m/l	\$2,284.82 (w/ owner occ. exemption ONLY)

Notes

Room Dimensions—Living Room: 17'10"x12'8"; Kitchen/Dining Room: 19'6"x12'8"; Master Bedroom: 12'8"x12'10"; En-Suite Master Bath: 8'1"x12'8"; Master Walk-In Closet: 4'6"x8'3"; Bedroom 2: 11'5"x12'8"; Bedroom 3: 12'8"x9'6"; Hall Bath: 4'6"x9'1"; Laundry/Rear Entrance: 8'9"x6'6"

Items Included—Refrigerator; Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning/HVAC System; Light Fixtures, as they exist; 12'x8' Outdoor Shed

More Features...200-amp electrical service on breakers; electric 40-gallon water heater (2015); oversized garden tub and walk-in shower in master bath; 20'x10' front porch/patio (block and concrete); large, circular concrete back patio (app. 30'x22'); roof replaced in 2019 (after windstorm) with architectural shingles; vinyl siding; drywall/paneling throughout; carpet/vinyl throughout; large closets throughout

ALL ELECTRIC!!! EXTREMELY CLEAN, LIKE-NEW 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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