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1753 CR 2600 N
Grayville, IL 62844
Asking Price: ~~\$195,000~~
Reduced: \$185,000

Information About Listing

| | | | |
|-----------------------------|-------------------------|------------------------------|--|
| Year Built | 1960 | County | White |
| Type of Construction | 1-Story, Frame | PIN | 03-24-100-013 |
| Square Footage m/l | 1,920 (above grade) | School District | Grayville CUSD #1 |
| Total Rooms | 6 | Heat | LP Forced-Air (“Rheem”, age unknown) |
| Bedrooms | 3 | A/C | Central (age unknown) |
| Bathrooms | 1 Full, 1 Three-Quarter | Water | Ellery Rural Water Corp. |
| Foundation | Block Basement | Sewer | Septic (3 tank, app. 10 y/o) |
| Garage | n/a | Average Utilities m/l | Elec: \$200.00 (Wayne-White); LP: (Market, tanks leased from FS) |
| Lot Size m/l | App. 6.52 Acres | Property Taxes m/l | \$3,132.82 (w/ owner occupied exemption) |

Notes

Room Dimensions—Living Room: 16’7”x15’; Kitchen: 18’3”x11’11”; Main Bath: 4’11”x12’; Master Bedroom: 12’x11’7”;
Bedroom 2: 11’8”x12’; Bedroom 3: 10’x9’2”; Family Room: 23’4”x21’7”; 3/4 Bath: 9’9”x6’11”

Items Included—Refrigerator; Range; Microwave; Dishwasher; All Tacked Down Carpeting; Built-in/Attached Shelving;
Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning/HVAC
System; Light Fixtures, as they exist; Trampoline; Play House; Tree House; Antique Implement on concrete pad; **CAR-
PORT, CHICKEN COOP, WASHER/DRYER NOT INCLUDED**

More Features...200-amp service on breakers; 30-gallon “Richmond” LP water heater; brick veneer in excellent condi-
tion; semi-open floor plan with remodeled kitchen tile floor, cherry cabinets, engineered quartz countertops, “slate” GE
appliance package (app. 2 y/o); large family room with carpet; laminate flooring and some original hardwood flooring
throughout; wood stove in living room; pond with bridge to “island”; 40’x50’ pole barn with 12’x42’ lean to, concrete floor,
wired with electricity from the house, outside water spigot nearby, “double barrel” wood stove

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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