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***MOBILE HOME ON RENTED LOT***

**1304 N. First St.**

**Grayville, IL 62844**

***Asking Price: \$16,000***

### Information About Listing

<b>Year Built</b>	1998	<b>County</b>	Edwards
<b>Type of Construction</b>	"Fleetwood" Singlewide Mobile Home	<b>PIN</b>	***Mobile Home on Rented Lot
<b>Square Footage m/l</b>	1,120 (16'x70')	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	4	<b>Heat</b>	Forced Air ("Intertherm")
<b>Bedrooms</b>	2	<b>A/C</b>	Central
<b>Bathrooms</b>	1 Full; 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (piers, underpinning)	<b>Sewer</b>	City
<b>Garage</b>	Detached 18'x20' (2-car)	<b>Average Utilities m/l</b>	Electricity: \$112.27 (Ameren); City Bill: \$85.91(Gas, Water, Sewer, Trash)
<b>Lot Size m/l</b>	0.80 Acres (RE is LEASED)	<b>Property Taxes m/l</b>	***See Notes Below

### Notes

**Room Dimensions**—Kitchen/Dining/Living Room: 26'x12'1"; Master Bedroom: 12'11"x12'8"; En-Suite 3/4 Bath: 7'1"x5'8"; En-Suite Walk-In Closet: 45'8"x5'8"; Bedroom 2: 11'6"x10'3"; Laundry: 5'x5'10"; Full Bath: 7'7"x4'7"

**Items Included**—Range; Dishwasher; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceilings Fans; Existing Storm and Screens; Central Air Conditioning; Light Fixtures as they exist; China Cabinet in Living Room

**More Features**...200-amp electrical service on breakers; 30-gallon electric water heater ("Whirlpool"); 9'x12' front porch (wood); steel roof app. 5 y/o; 12'x30' covered back porch/patio (concrete); 9'6"x10' lean to

\*\*\*Mobile home tax: \$78.00-will be taxed as RE after conveyance. Current lot rent: \$60.00-will increase by amount attributable to mobile home after conveyance

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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