



“See the difference *Integrity* makes!”

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1001 Water St.

Grayville, IL 62844

**Asking Price: \$69,900**

### Information About Listing

<b>Year Built</b>	1960's	<b>County</b>	White
<b>Type of Construction</b>	1-Story Frame	<b>PIN</b>	05-21-352-001
<b>Square Footage m/l</b>	950 (app)	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	4	<b>Heat</b>	Gas Forced-Air
<b>Bedrooms</b>	2	<b>A/C</b>	Central
<b>Bathrooms</b>	1	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Detached 2-Car (24'x28')	<b>Average Utilities m/l</b>	Electric: \$29.00 (Ameren); City Bill: \$65.38 (Gas, Water, Sewer, Trash)
<b>Lot Size m/l</b>	70'x130'	<b>Property Taxes m/l</b>	\$1,471.62 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 13'x18'; Kitchen: 11'x10'; Bedroom 1: 10'x12'; Bedroom 2: 9'x10'; Bathroom: 5'6"x7'; Bonus Room: 13'x13'; Laundry Room: 6'x6'5"

**Items Included**—Refrigerator; Range; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 1 Transmitter; Central Air Conditioning/HVAC System; Attached Gas Grill; Light Fixtures, as they exist; Dog Pen; Lawn Mower (as is); Garbage Disposal (not working)

**More Features...**100-amp electrical service on fuses; 40-gallon (Bradford-White) gas water heater; asphalt shingle roof; recently remodeled bathroom; all hardwood in living room, bonus room, and bedrooms; new vinyl floor in kitchen; garage is insulated and heated with concrete floor and two overhead doors

***GREAT STARTER HOME OR INVESTMENT PROPERTY!!!  
CLOSE TO THE GRAYVILLE CITY PARK!!!***

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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