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812 W. Spring St.
Grayville, IL 62844

Asking Price: \$72,000

Information About Listing

Year Built	1996	County	Edwards
Type of Construction	Manufactured	PIN	15-17-377-018
Square Footage m/l	1,960	School District	Grayville CUSD #1
Total Rooms	6	Heat	Electric Forced Air (age unknown)
Bedrooms	3	A/C	Central (age unknown)
Bathrooms	1 Half, 1 Three-Quarter	Water	City
Foundation	Crawlspace (block)	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$191.00 (Ameren); City Bill: \$80.82 (water, sewer, trash)
Lot Size m/l	16'x300' (1.10 ac.)	Property Taxes m/l	\$1,218.42 (w/ owner occ. ex. ONLY)

Notes

Room Dimensions—Living Room: 17'2"x12'8"; Dining Room: 10'5"x12'8"; Family Room: 12'8"x14'6"; Kitchen (Eat-In): 19'3"x12'8"; Laundry Room: 7'6"x6'10"; Master Bedroom: 12'8"x15'5"; En-Suite Master Bath (3/4): 8'7"x12'8"; Bedroom 2: 12'8"x10'2"; Main Bath: 5'1"x9'3"; Bedroom 3: 12'8"x10'5"

Items Included—Refrigerator; Dishwasher; Garbage Disposal; Washer; Dryer; 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; Central AC/HVAC System and Components; Light Fixtures, as they exist; **NE bedroom light fixture will be removed and replaced**

More Features...200-amp electrical service on breakers; electric water heater; architectural shingle roof, approx. 15 y/o; wood burning fireplace; vinyl siding; original windows (vinyl, dual pane); vinyl flooring and carpet throughout; updated kitchen with HD laminate countertops; his/hers closets in master bedroom; covered front porch, concrete (15'x10'); back deck, wood (12'x16'); concrete sidewalk, gravel driveway; **ALL ELECTRIC 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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