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115 S. Second St.  
Grayville, IL 62844  
**Asking Price: \$125,000**

### Information About Listing

<b>Year Built</b>	1969	<b>County</b>	White
<b>Type of Construction</b>	2-Story, Frame	<b>PIN</b>	05-20-212-009, 05-20-212-010
<b>Square Footage m/l</b>	3,600 (total)	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Boiler (age unknown)
<b>Bedrooms</b>	4	<b>A/C</b>	Central (age unknown)
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Partial Basement/Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Attached 2-Car (18'x23')	<b>Average Utilities m/l</b>	Electric (Ameren): \$196.00; City Bill: \$227.56 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	144'x90'	<b>Property Taxes m/l</b>	\$3,285.26 (total, owner occupied exemption only)

### Notes

**Room Dimensions—Main Floor...**Living/Dining Room: 40'x15'; Family Room: 19'x27'; Kitchen: 14'x15'; Entryway: 16'x14'; Laundry: 14'x8'; Full Bath: 11'x5'; **Second Floor...**Bedroom 1: 21'x21'; Bedroom 2: 15'5"x13'; Bedroom 3: 16'x14'5"; Bedroom 4: 15'9"x14'5"; 3/4 Bath: 7'x8'; **Basement...**Partial with utilities and storage room: 15'x30'

**Items Included—**Refrigerator; Oven/Stove; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Window Treatment/hardware; Fire Detection Alarm System; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Plant-ed Vegetation; Fireplace Screen, Door, Grate; Existing Storm and Screens; Electronic Garage Door Opener; Central Air Conditioning/HVAC system and components; Water Softener; Light fixtures, as they exist

**More Features...**200-amp service on breakers; aluminum siding with brick veneer and some stone; 20' vaulted ceiling in large portion of main level living space; gas water heater replaced in 2020; roof replaced in 2007; hardwood floors throughout; replacement windows throughout much of the home; six-person hot tub; whole house generator; 18'x20' out building; fenced-in yard; 12'x12' back deck

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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