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804 N. First St.
Grayville, IL 62844

Asking Price: \$29,900

Information About Listing

Year Built	2013	County	Edwards
Type of Construction	Manufactured, "Holly Park"	PIN	15-17-404-012 (Alt. #: 06-2-013-07)
Square Footage m/l	1,300	School District	Grayville CUSD #1
Total Rooms	4	Heat	Gas FA (App. 2 y/o)
Bedrooms	2	A/C	Central (age ?)
Bathrooms	1 Three-Quarter	Water	City
Foundation	Crawlspace (Block/wood piers)	Sewer	City
Garage	2-Car, Det. Carport(17'x20')	Average Utilities m/l	Elec.: \$92.00 (Ameren); City Bill: \$109.54 (gas, water, sewer, trash)
Lot Size m/l	92.25'x140'	Property Taxes m/l	\$562.16 (estimated w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Living/Dining Room: 22'5"x23'2"; Kitchen: 9'5"x13'2"; Bedroom 2: 8'4"x10'; Utility Room/Back Entry: 4'9"x10'; Bath: 6'8"x12'7"; Master Bedroom: 10'11"x21'9"

Items Included—Refrigerator; Range; Garage Disposal; All Tacked Down Carpeting; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen, Door, Grate; Fireplace Gas Logs; Existing Storm and Screens; Central AC/ Furnace/HVAC system and components; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers (new service installed in 2018); electric water heater; architectural shingle roof (2012); vinyl siding; replacement windows; newer steel entry doors; carpet and vinyl throughout; paneling, beadboard, knotty pine, and some drywall throughout; closets with lots of storage; screened-in front porch (wood, 10'x28'); back deck (wood, 10'x14'); two permanent additions on block crawlspace

Please Note: *There are some soft spots in the floor by both back doors.*

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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