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301 S. Main St.

Grayville, IL 62844

Asking Price: ~~\$59,900~~

Reduced: \$54,900

Information About Listing

Year Built	Unknown	County	White
Type of Construction	1-Story Frame	PIN	05-20-279-001; 002
Square Footage m/l	1,032	School District	Grayville CUSD #1
Total Rooms	5	Heat	Gas FA (American Standard, age?)
Bedrooms	2	A/C	Central (age ?)
Bathrooms	1 Full	Water	City
Foundation	Block Basement (rear walkout)	Sewer	City
Garage	None	Average Utilities m/l	Elec.: \$19.00 (Ameren); City Bill: \$21.37 (gas, water, sewer, trash) <i>SEE NOTES</i>
Lot Size m/l	75'x143'	Property Taxes m/l	\$1,166.90 (estimated w/ owner occupied exemption ONLY)

Notes

Room Dimensions—Living Room: 15'3"x13'5"; Kitchen: 12'4"x15'9"; Bedroom 1: 11'8"x9'10"; Bedroom 2: 11'3"x13'9" (irregular); Utility Room: 8'x11'8"; Bath: 5'5"x7'5"; Enclosed Front Porch 11'7"x6'9"

Items Included—Garage Disposal; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Ceiling Fans; Existing Storm and Screens; Central AC/Furnace/HVAC system and components; Central Humidifier; Outdoor Shed; Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; "A.O. Smith" 40-gallon gas water heater (1992); like-new flooring throughout (carpet/vinyl, 2020); freshly painted interior throughout (2021); drywall and plaster walls with original built-ins; vinyl replacement windows (2008); architectural shingle roof (2008); vinyl siding (2008); enclosed front porch with knotty pine walls and older wood windows; 7'x18' covered back deck; 4'x6' covered concrete front stoop; semi wrap-around front porch awning

Note: *Utilities are not accurate due to vacancy.*

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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