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309 S. Main St.

Grayville, IL 62844

Asking Price: \$52,500

Information About Listing

Year Built	Unknown	County	White
Type of Construction	1-Story, Frame	PIN	05-20-279-003 and 004
Square Footage m/l	1,452	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas FA (WeatherKing; age?)
Bedrooms	3	A/C	Central (age ?)
Bathrooms	1 Full; 1 Three-Quarter	Water	City
Foundation	Partial Block/Crawlspace	Sewer	City
Garage	Detached, 2-Car (20'x22')	Average Utilities m/l	Elec.: \$125.00 (Ameren); City Bill: \$101.33 (gas, water, sewer, trash)
Lot Size m/l	75'x143' (TOTAL)	Property Taxes m/l	\$994.81 (TOTAL; owner occupied exemption ONLY)

Notes

Room Dimensions—Living Room: 9'4"x17'(Entryway Area: 9'2"x6'); Eat-in Kitchen: 16'6"x12'(hole in ceiling); Family Room: 12'10"x15'6" (w/ laundry closet); Bedroom 3 (front): 12'8"x11'8"; Full Bath 5'2"x7'4" (remodeled); BR 2 (middle): 11'5"x10'8"; Master Bedroom: 11'x15'6" (sliding doors to back deck); Three-quarter Bathroom (en-suite): 7'4"x5'

Items Included—Refrigerator; Range; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna System; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener; Central AC/Furnace/HVAC system and components; Water Softener (owned); Outdoor Sheds (3); Light Fixtures, as they exist

More Features...100-amp electrical service on breakers; "Richmond" 40-gallon gas water heater (2008); architectural shingle roof (app. 3-5 y/o); original windows; new front entry door (fiberglass); new rear entry door (steel); vinyl siding; seamless gutters; drywall/paneling; vinyl, wood, and carpeted floors; garage has 9'x7' overhead doors (x2); 10'x16' workshop/yard barn with electric and window ac; 2-10'x12' yard barns/sheds; 6'x8' covered front stoop/porch; 16'x20' rear deck (need significant repairs); 8'x15' enclosed stairwell (addition on back of house)

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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