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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer  
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527  
Amy Edwards (618) 383-5614

Tina Wells (618) 599-0186  
Lyndell Rice (618) 384-6563



445 S. Middle St.  
Grayville, IL 62844  
**Asking Price: \$49,900**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	1.5-Story, Frame	<b>PIN</b>	05-20-283-013
<b>Square Footage m/l</b>	1,482 TOTAL	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced Air (“York”, 10/29/16)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central (“Kenmore”, age ?)
<b>Bathrooms</b>	1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Crawlspace/Cellar (brick/block)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Elec.: \$114.00 (Ameren); City Bill: \$88.00 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	Irregular, 40’x135’x30’x145’	<b>Property Taxes m/l</b>	\$610.08 (EST. w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions—Main Level...**Enclosed Front Porch: 22’4”x7’8”; Living Room: 14’x14’10”; Office/Potential BR 3: 15’x11’4”; Kitchen: 17’4”x11’4”; Bathroom: 8’10”x7’5”; Enclosed Back Porch/Laundry Room: 13’4”x5’9”; **Upstairs...**Bedroom 1 (South): 9’10”x11’7”; Bedroom 2 (North): 9’10”x13’11”

**Items Included**—Refrigerator; Range; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fan(s); Window AC (upstairs); All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/Furnace and components; Outdoor Shed; Light Fixtures, as they exist

**More Features...**100-amp electrical service on breakers; 40-gallon “Rheem” gas water heater (2018); composite shingle roof (10-15 y/o ?); vinyl siding; some replacement windows (age ?); paneling; wood floors, carpeting, and vinyl throughout; utility averages may be slightly inaccurate due to some vacancy; cute, clean, efficient, and affordable home; partially fenced back yard; 22’x13’ covered back porch; 10’x16’ wooden front deck; 8’x10’ yard barn

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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