



“See the difference *Integrity* makes!”

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114 N. First St.  
Grayville, IL 62844  
**Asking Price: \$68,000**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame (brick veneer)	<b>PIN</b>	05-20-207-009; 010
<b>Square Footage m/l</b>	876	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	4	<b>Heat</b>	“Rheem” Gas FA (age ?, newer)
<b>Bedrooms</b>	2	<b>A/C</b>	“Rheem” Central AC (age ?, newer)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Partial Basement (poured)	<b>Sewer</b>	City
<b>Garage</b>	Detached Carport	<b>Average Utilities m/l</b>	<b>SEE NOTES BELOW</b>
<b>Lot Size m/l</b>	50'x100'	<b>Property Taxes m/l</b>	\$915.12 (EST. w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 16'4"×13'1"; Kitchen: 16'3"×10'5"; Bedroom 1: 11'6"×11'10"; Bedroom 2: 10'5"×9'5" (currently serves as laundry room); Full Bathroom: 6'5"×7"; Partial Basement: 31'×13' (unfinished)

**Items Included**—Refrigerator; Range; Dishwasher; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/Furnace system and components; Light Fixtures, as they exist; 10'x20' Detached Carport

**More Features...**100-amp electrical service on fuses (?); 40-gal. “Lochinvar” gas water heater (2011); composite shingle roof (age ?); brick veneer; aluminum soffits, fascia, seamless gutters; wood windows w/ storm/screens (original ?); drywall throughout; hardwood floors w/ some vinyl floor coverings in kitchen and bathroom; laminate countertops; 8'x5' concrete front stoop/landing; concrete front stairway/sidewalk; partial concrete retaining wall in back

**Utilities**—Electric: \$36.05 (Ameren); City Bill (gas, water, sewer, trash): \$91.00; **Utility averages may not be 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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