



“See the difference *Integrity* makes!”

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 Tina Wells (618) 599-0186  
Lyndell Rice (618) 384-6563 Cindy Hodgson (618) 384-8594



222 S. Main St.  
Grayville, IL 62844  
**Asking Price: \$59,900**

### Information About Listing

<b>Year Built</b>	1940's (?)	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	05-20-240-022
<b>Square Footage m/l</b>	880	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	4	<b>Heat</b>	Gas, Forced Air (“Rheem”; 2008)
<b>Bedrooms</b>	2	<b>A/C</b>	Central (“Heil-HE 5000”; age unknown)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace (block)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electric (Ameren): \$46.00; City Bill: \$103.00 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	50'x77'	<b>Property Taxes m/l</b>	\$893.78 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 20'x13'; Kitchen: 16'x9'6"; Pantry/Laundry: 9'x13'; Bedroom 1: 12'x15'6"; Bedroom 2: 6'7"x10"; Bathroom: 6'4"x8'

**Items Included**—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; TV Antenna Tower; All Planted Vegetation; Existing Storm & Screens; Central AC/HVAC system and components; Central Humidifier; Light Fixtures, as they exist

**More Features...**100-amp electrical service on fuses; 40-gallon “Rheem” gas water heater (2020); architectural shingle roof (2007); aluminum siding; vinyl replacement windows throughout (2019); drywall; living room carpet replaced in 2008; vinyl plank kitchen flooring installed in 2019; original wood floors, trim, and doors throughout; 16'x8' shed; covered front porch (6'x12', concrete); covered side entrance (concrete 4'x4' stoop); 12'x20' off-street concrete parking space

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

[www.integritylistings.net](http://www.integritylistings.net) • [www.integrityauctions.net](http://www.integrityauctions.net) • [www.facebook.com/integritysells](http://www.facebook.com/integritysells)