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218 S. Main St.
Grayville, IL 62844
Asking Price: \$72,500

Information About Listing

Year Built	Unknown	County	White
Type of Construction	1-Story, Frame	PIN	05-20-240-019
Square Footage m/l	1,052	School District	Grayville CUSD #1
Total Rooms	5	Heat	Gas FA (“Rheem Criterion II”; age ?)
Bedrooms	2	A/C	Central (“Ameristar”; 2016)
Bathrooms	1 Full (3/4 Bath in Basement)	Water	City
Foundation	Basement (block)	Sewer	City
Garage	Detached Carport (10’x20’)	Average Utilities m/l	SEE NOTES BELOW
Lot Size m/l	50’x150’	Property Taxes m/l	\$698.63 (EST. w/ Owner Occ. Ex. ONLY)

Notes

Room Dimensions—Living Room: 13’9”x11’1”; Formal Dining Room: 13’9”x9’9”; Bedroom 1: 11’3”x10’4”; Bathroom: 6’2”x7’6”; Bedroom 2: 11’3”x10’8”; Kitchen: 10’1”x9’6”; Converted Porch/Addition/Eat-in Area: 16’11”x9’9”

Items Included—Refrigerator; Range; Microwave; Dishwasher; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; TV Antenna/Tower; All Planted Vegetation; Existing Storm/Screens; Central AC/HVAC/Furnace system and components; Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; 40-gallon gas water heater (“Rheem”, 2022); architectural shingle roof (2007); aluminum siding; whole exterior painted in 2016; wooden windows w/ storms (original ?); plaster, paneling, and tile walls; vinyl and wood floors; wooden cabinets; updated wiring and fixtures; completely remodeled bathroom; converted back porch into laundry/eat-in space w/ rustic beadboard, exposed beam, wood floor, and large pantry closet; remodeled kitchen with butcherblock counters; concrete driveway/parking area; 20’x7’ covered front porch; 18’x28’ “cottage” w/ 3 rooms, including bathroom, electricity, **NEEDS WORK**; 12’x16’ workshop w/ electricity concrete floor; **NOTES ON UTILITIES**: Ameren Illinois Electricity Bill—\$41.00, City Bill: \$104.18 (gas, water, sewer, trash), **12-month utility averages may not be accurate due to some 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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