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213 W. Mill St.  
Grayville, IL 62844  
**Asking Price: \$100,000**

### Information About Listing

<b>Year Built</b>	1940's (?)	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame, Stone Veneer	<b>PIN</b>	05-20-207-003 and 05-20-207-004
<b>Square Footage m/l</b>	2,107	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	8	<b>Heat</b>	Gas, Forced Air (American Standard, 2009)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central (American Standard; age unknown)
<b>Bathrooms</b>	1 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Attached Carport (12'x37')	<b>Average Utilities m/l</b>	Electric (Ameren): \$169.00; City Bill: \$193.00 (gas, water, sewer, trash)
<b>Lot Size m/l</b>	79'x150'	<b>Property Taxes m/l</b>	\$1,669.58 (w/ owner occ. ex. ONLY)

### Notes

**Room Dimensions**—Living Room: 19'x21'8"; Dining Room: 13'1"x11'10"; Family Room: 21'6"x11'6"; Bedroom 1: 14'3"x12'4" w/ en suite Half Bath: 4'10"x7'; Bedroom 2: 13'9"x12'3"; Main Bath: 6'7"x9'7"; Office/Potential BR 3: 11'x11'3"; Sunroom: 13'x12'; Kitchen: 15'2"x10'; Basement Storage Room: 21'2"x11'1"; Small Basement "Water Closet" w/ toilet ONLY

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); Window AC in Sunroom; All Planted Vegetation; Fireplace and components; Existing Storm and Screens; Central AC/HVAC/Furnace system and components; Water Softener; Outdoor Shed; Attached Gas Grill; Light Fixtures, as they exist; Pool Table; Encyclopedias

**More Features**...100-amp service on breakers; A.O. Smith 40-gallon electric water heater (2014); water softener; asphalt shingle roof (age ?); siding w/ Bedford stone façade; small shed and outbuilding/workshop; beautiful covered front porch; concrete driveway; lovely yard with beautiful lawn; nice open floor plan with ample closets and storage throughout the home; "Fehrenbacher" kitchen cabinets; carpet and vinyl floor coverings throughout

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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