



“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



429 S. Middle St.

Grayville, IL 62844

Asking Price: ~~\$119,000~~

Reduced: \$ 114,000

Information About Listing

Year Built	1940's (?)	County	White
Type of Construction	Frame, 1-Story	PIN	05-20-283-037
Square Footage m/l	1,452	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas FA (“Standard,” app. 18 y/o)
Bedrooms	2	A/C	Central (“Standard,” app. 18 y/o)
Bathrooms	1 Three-Quarter	Water	City
Foundation	Partial Basement (block)	Sewer	City
Garage	Detached, 2-Car (24'x25')	Average Utilities m/l	Elec. \$167.00 (Ameren); City \$140.67 (gas, water, sewer, trash)
Lot Size m/l	150'x145' (total)	Property Taxes m/l	\$1,340.56 (w/ owner occ. exemption ONLY)

Notes

Room Dimensions—Living Room: 15'5"×15'7"; Master Bedroom: 15'5"×15'6"; Bathroom: 5'6"×10'5"; Eat-in Kitchen: 13'3"×15'5" (irregular); Dining Room: 9'6"×15'6"; Bedroom 2: 15'3"×11'9"; Enclosed Back Porch/Family Room: 16'3"×12'

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; Washer; Dryer; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Invisible Fence (buried wire ONLY); Fireplace/Gas Logs; Existing Storm and Screens; Electronic Garage Door Opener w/ 2 (?) Remotes; Central Air Conditioner/HVAC System/Furnace and components; Attached “Holland” Gas Grill; Light Fixtures, as they exist; Kitchen Island and Barstools; 2 Benches in Enc. Back Porch/Fam. Room

More Features...200-amp electrical service on breakers; standing seam metal roof (app. 7 y/o); vinyl siding; vinyl, dual-pane replacement windows throughout; gravel driveway and parking areas with alley access; covered front porch (wood, 13'x8'); detached garage (12'x20'); carport (18'x20'); partial privacy fence; “courtyard” area with concrete patio, paver patio, and gazebo; plaster walls; bamboo flooring w/ some original oak hardwood floors and vinyl; 10' ceilings throughout main portion of house; kitchen features custom oak cabinets, solid surface countertops, and center island; remodeled bathroom w/ walk-in shower

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 • www.integrityauctions.net • www.facebook.com/integritysells