



“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



424 Hagedorn Rd.

Grayville, IL 62844

**Asking Price: ~~\$280,000~~**

**Reduced: \$245,000**

### Information About Listing

<b>Year Built</b>	1970	<b>County</b>	Edwards
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	15-08-476-001
<b>Square Footage m/l</b>	1800	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	9	<b>Heat</b>	Gas, Forced Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	2	<b>Water</b>	City
<b>Foundation</b>	Block Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	4-Car, Semi-Detached (51'x29')	<b>Average Utilities m/l</b>	Elec.: \$87.00 (Ameren); City Bill: \$115.04 (gas/water/sewer/trash)
<b>Lot Size m/l</b>	1.84 Acres	<b>Property Taxes m/l</b>	\$3,973.68 (estimated w/ owner occupied ex. ONLY)

### Notes

**Room Dimensions—House:** Living Room: 21'6"x13'; Kitchen: 10'x25'; Dining Room: 14'6"x10'; Family Room: 21'6"x13'; Master Bedroom: 15'6"x16'; Bathroom 1: 5'x9'; Bedroom 2: 12'x13'; Bedroom 3 (currently walk-in-closet): 9'6"x10'; Bathroom 2: 8'x7'6"; Laundry: 8'x8'; **Morton Building:** 30'x38'

**Items Included—**Refrigerator; Oven/Range; Dishwasher; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); TV Antenna System; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener with 2 transmitters; Central AC/HVAC/Furnace System and Components; Water Softener; Light Fixtures, as they exist

**More Features...**new shingled roof in 2014; 6' commercial privacy fence around back and side yards; 6' gated, metal fence in front with rubber coated, commercial, chain link fence around the rest of the property; all living areas have foam, blown-in insulation in walls and attic; ceiling fans throughout; wooden plantation shutters; windows and door throughout living area treated with heat resistant privacy film; termite protection and sealed crawlspace; like-new Samsung washer and dryer with stands; new LG French door refrigerator with water and ice maker; mature landscaping with approximately 25 trees; Toro riding lawn mower (needs serviced and minor repair); new, upgraded water softener; Morton building new in 2017, includes: poured concrete floor, electricity, front porch with ceiling fan, standard door and garage door with opener

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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