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405 W. Martin St.

Grayville, IL 62844

Asking Price: \$55,000

Information About Listing

Year Built	unknown	County	Edwards
Type of Construction	1-Story, Frame	PIN	15-17-406-004
Square Footage m/l	1,280	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas FA (“American Standard,” 2014)
Bedrooms	3	A/C	Window Unit
Bathrooms	1 (three-quarter)	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	n/a	Average Utilities m/l	Elec.: \$42.00 (Ameren); City Bill: \$73.93 see notes
Lot Size m/l	55'x120'	Property Taxes m/l	\$1,146.48 (w/ NO exemptions at current assessment)

Notes

Room Dimensions—Living Room: 15'8"×15'9"; Bedroom 1 (NE): 15'10"×13'3"; Dining Room: 17'10"×11'5"; Bedroom 2 (Middle): 13'2"×9'11"; Bathroom (3/4): 6'7"×7'5"; Bedroom 3 (SE): 11'3"×9'9"; Kitchen (w/ Laundry): 13'×11'7"

Items Included—Refrigerator; Range; Microwave; Washer; Dryer; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner Unit; All Planted Vegetation; Existing Storm and Screens; Central Forced-Air Furnace System and Components; Light Fixtures, as they exist

More Features...100-amp electrical service on fuses; “Richmond” 40-gal., gas water heater (2013); asphalt shingle roof (app. 10-12 y/o); vinyl siding; vinyl replacement windows (age??); vinyl flooring (some new) throughout; drywall and plaster; living/dining rooms lightly remodeled with new paint and some new trim; new steel rear entry door to kitchen; large hall closet; shared driveway with gravel and concrete back parking spots (off-street); mature shade trees; wooden back porch with ramp; partially fenced backyard; open front porch/stoop/landing; **Utilities are NOT accurate due to extended periods of vacancy (City Bill—gas, water, sewer, trash); IDEAL STARTER HOME OR INVESTMENT PROPERTY WITH INCOME POTENTIAL**

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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