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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Designated Managing Broker/Auctioneer
Mobile: (618) 302-0325 (License #471.000893/441.002027)

Real Estate Brokers:

Tina Wells (618) 599-0186

Cindy Hodgson (618) 384-8594

Rhonda Colyer (618) 445-1527

Lyndell Rice (618) 384-6563

Cory Ristvedt (618) 839-5999



MIXED-USE PROPERTY

718 S. Court St.

Grayville, IL 62844

Asking Price: ~~\$185,000~~

Reduced: \$159,900

Information About Listing

Year Built	1962 (?)	County	White
Type of Construction	1-Story, Frame	PIN	05-20-426-001
Square Footage m/l	3,720 (“above grade”) <i>see notes</i>	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas FA
Bedrooms	3	A/C	Central
Bathrooms	1 Full, 1 Three-Quarter, 2 Half	Water	City
Foundation	Basement (block, mostly finished)	Sewer	Septic
Garage	2-car, Attached, 30’x30’	Average Utilities m/l	Elec.: \$87(Ameren); City Bill: \$178.00
Lot Size m/l	0.79 acre	Property Taxes m/l	\$3,601.58 (with no exemptions)

Notes

Room Dimensions—Eat-in Kitchen: 21’1”x9’3”; Living Room: 22’9”x13’1”; Family Room: 19’2”x25’2”; Bedroom 1: 16’1”x13’6”; Bedroom 2: 10’x12’7”; Bathroom (full): 6’5”x12’7”; Bedroom 3: 16’x11’3”

Items Included—Refrigerator; Range; Microwave; Dishwasher (not working); Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Ceiling Fans; All Planted Vegetation; Fireplace and Components; Existing Storm and Screens; Electronic Garage Door Openers with 4 (?) Transmitters; Central Air Conditioning/Furnace/HVAC System and Components; Light Fixtures, as they exist; Window Unit (family room/den); Dehumidifier; Sump Pump; Fireplace (basement); Bar Refrigerator (basement)

More Features...150-amp electrical service (fuses); asphalt shingle roof (age unknown); brick and stone veneer with some wood (cedar ?) panel siding; Rheem central air unit replaced around 2016 (furnace shortly before that); 40-gallon “Bradford White” water heater (’06); wood burning fireplace (family room); mostly finished basement with bar/kitchenette area; 30’x60’ chiropractic office addition; 10’x30’ breezeway connecting house to attached garage; currently NOT located inside Grayville city limits (if annexed, the property may be allowed to connect to the city’s updated water lines and pay “in-city” rates for water, sewer, and gas); questions regarding potential inclusion in the City’s TIF District and/or Enterprise Zone may be answered by city officials

Additional Information...Main Level: 1,920 sq. ft.; Finished Basement: 1,400 sq. ft.; “Chiropractic Office”: 1,800 sq. ft.

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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