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840 N. First St.

Grayville, IL 62844

**Asking Price: ~~\$180,000~~**

**Reduced: \$ 172,000**

### Information About Listing

|                             |                        |                              |  |
|-----------------------------|------------------------|------------------------------|--|
| <b>Year Built</b>           | 1970's                 | <b>County</b>                | Edwards  |
| <b>Type of Construction</b> | Partial 2-Story, Frame | <b>PIN</b>                   | 15-14-402-004; 003                               |
| <b>Square Footage m/l</b>   | 2,366                  | <b>School District</b>       | Grayville CUSD #1                                |
| <b>Total Rooms</b>          | 7                      | <b>Heat</b>                  | Gas FA   |
| <b>Bedrooms</b>             | 4                      | <b>A/C</b>                   | Central  |
| <b>Bathrooms</b>            | 2 Full                 | <b>Water</b>                 | City   |
| <b>Foundation</b>           | Crawlspace, Block      | <b>Sewer</b>                 | City   |
| <b>Garage</b>               | Detached, 14'x24'      | <b>Average Utilities m/l</b> | Electric: \$206.00 (Ameren); City Bill: \$198.91 |
| <b>Lot Size m/l</b>         | App. 1 Acre            | <b>Property Taxes m/l</b>    | \$2,328.24 (owner occupied ex. ONLY)             |

### Notes

**Room Dimensions**—Entryway: 6'x13'; Kitchen: 16'x10'; Dining Room: 13'x16'; Living Room: 11'x19'; Master Bedroom: 15'x20'; en suite Bathroom: 9'x10'; Bedroom 2: 10'x12'; Full Bath: 5'x9'; Bedroom 3: 10'x12'; Bedroom 4: 21'x15'; Laundry Room: 5'x13'; Mud Room: 9'x18'

**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 Fans; Fireplace Screen, Door, Grate; All Planted Vegetation; Existing Storm and Screens; AC/Furnace/HVAC System and Components; Light Fixtures, as they exist

**Interior Features**...200-amp electrical service on breakers; asphalt shingle roof; vinyl siding; hardwood, carpet, and ceramic tile flooring throughout; deck off the second floor bedroom; large gravel patio area

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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