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706 N. First St.

Grayville, IL 62844

**Asking Price: \$49,900**

### Information About Listing

<b>Year Built</b>	1930 (?)	<b>County</b>	Edwards
<b>Type of Construction</b>	Frame, 1-Story	<b>PIN</b>	15-17-408-009
<b>Square Footage m/l</b>	1,288	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced Air
<b>Bedrooms</b>	3	<b>A/C</b>	Central
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (block)	<b>Sewer</b>	City
<b>Garage</b>	Detached, 2-Car, 24'x40'	<b>Average Utilities m/l</b>	Electric: \$112.00 (Ameren); City Bill: \$119.05 <b>see notes</b>
<b>Lot Size m/l</b>	0.26 +/- Acres TOTAL	<b>Property Taxes m/l</b>	\$1,084.52 (with owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Kitchen: 15'5"×9'4"; Living Room: 15'5"×14'; Office: 7'7"×7'3"; Bedroom 1: 17'×14'; Bedroom 2: 11'6"×10'; Bedroom 3: 9'3"×17'; Bathroom (full): 10'×8'2"

**Items Included**—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Security System; Electronic Garage Door Opener; Central Air/Furnace/HVAC System and Components; Light Fixtures, as they exist; Garage Shelving/Cabinet; Furniture Negotiable

**More Features**...100-amp (?) electrical service on breakers; asphalt shingle roof (2019); vinyl siding (2019); 40-gallon, gas "Reliance" water heater; laminate and carpet flooring throughout; front and back wooden deck; metal roof and siding on detached garage (post-frame construction)

**Please Note:** *Utility averages may not be accurate due to partial vacancy over the last 12 months.*

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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