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307 W. Carothers St.

Grayville, IL 62844

Asking Price: \$44,500

Information About Listing

Year Built	Unknown	County	Edwards
Type of Construction	Frame, 1-Story	PIN	15-17-459-001
Square Footage m/l	1,056	School District	Grayville CUSD #1
Total Rooms	5	Heat	Gas Forced Air (working?)
Bedrooms	3	A/C	Central (not working)
Bathrooms	1 Full	Water	City
Foundation	Crawlspace w/ Cellar	Sewer	City
Garage	Detached, 2-Car, 24'x27'	Average Utilities m/l	Electric: \$146.00 (Ameren); City Bill: \$117.00 see notes
Lot Size m/l	Irregular, 0.34 +/- Acres TOTAL	Property Taxes m/l	\$1,043.18 (with owner occ. ex. at current assessment)

Notes

Room Dimensions—Eat-in Kitchen: 11'10"x24'4"; Living Room: 11'10"x16'2"; Bedroom 1: 7'11"x11'2"; Bedroom 2: 12'6"x11'; Bedroom 3: 12'x12'3"; Bathroom (full, en Suite): 5'11"x11'2"; Laundry: 12'8"x8'8"

Items Included—Refrigerator; Range; Microwave; Dishwasher (not working); Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Window Air Conditioner; All Planted Vegetation; Existing Storm and Screens; Central Air/Furnace/HVAC System and Components (not working); Light Fixtures, as they exist

More Features...200-amp electrical service on breakers; metal roof; vinyl siding; vinyl dual pane replacement windows; laminate and vinyl flooring throughout; enclosed back porch; 15'x7' covered front porch; 12'x8' shed; half bathroom in detached garage; city bill includes natural gas, water, sewer, and trash pickup

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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