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51 West Main Street, Albion, IL 62806

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222 W. Mill St.

Grayville, IL 62844

**Asking Price: ~~\$44,900~~**

**Reduced: \$35,000**

### Information About Listing

<b>Year Built</b>	1908 (?)	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	05-20-204-009; 010 (double corner lot)
<b>Square Footage m/l</b>	App. 1,800 TOTAL	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	6	<b>Heat</b>	Gas Forced Air ('23)
<b>Bedrooms</b>	2-3	<b>A/C</b>	Central (not working)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Basement (brick/block)	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electric: \$133.00 (Ameren); City Bill: \$309.16 <i>see notes</i>
<b>Lot Size m/l</b>	100'x150' (total)	<b>Property Taxes m/l</b>	\$794.30 (est. w/ owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Living Room: 15'2"x15'; Dining Room: 13'7"x12'3"; Eat-In Kitchen: 9'6"x19'2"; Bedroom 1: 15'6"x15'; Bedroom 2: 9'7"x13'7"; Full Bath: 6'6"x7'4"; Family Room: 15'2"x12'x8"; Laundry/Enclosed Back Porch: 13'6"x6'3"; Enclosed Side Porch: 9'4"x15'

**Items Included**—Refrigerator; Range; Dishwasher; Garage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; All Planted Vegetation; Fireplace Gas Logs; Existing Storm and Screens; Central AC/Furnace/HVAC System and Components; Outdoor Shed ('22); Light Fixtures; as they exist; Raised Garden Beds ('22); Some Furniture is negotiable

**More Features...**100-amp electrical service on fuses; metal roof ('22); aluminum siding (some stone veneer); wood windows; steel entry door; original wood floors; new stick tile in kitchen, bathroom, and hallway ('24); dishwasher, washer, and dryer replaced with used units ('22); reglazed bathtub, new toilet, and new bathroom vanity ('23); numerous original built-ins; some “fancy” fixtures; wainscot; interior shutters with louvers; lath/plaster/drywall and some paneling; new curtains/rods throughout ('23); all water lines in house replaced with PEX ('23); whole-house 3-stage water filtration system ('23); gas water heater ('23); basement work including new basement wall and reinforced/leveled vulnerable foundation areas ('24; some work still to be completed); new sewage line/cleanout from house to sewer main ('22); concrete covered front porch (9'x20'); passed a detailed IDPH lead mitigation inspection ('23; purchaser shall receive paperwork)

**Additional Information...**Utilities may not be accurate due to increased use from basement opening...City Bill includes gas, water, sewer, trash pickup

***THIS PROPERTY IS OFFERED “AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY.”***

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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