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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267

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



613 Lake St.

Grayville, IL 62844

Asking Price: \$79,900

Information About Listing

| | | | |
|-----------------------------|--------------------------|------------------------------|--|
| Year Built | 1950's (?) | County | White |
| Type of Construction | 1-Story, Frame | PIN | 05-21-352-007; 05-21-352-009 |
| Square Footage m/l | 1,522 | School District | Grayville CUSD #1 |
| Total Rooms | 6 | Heat | Gas FA (Ducane, age ?) |
| Bedrooms | 3 | A/C | Central (Ducane, age ?) |
| Bathrooms | 1 Full, 1 Half | Water | City |
| Foundation | Partial, Block | Sewer | City |
| Garage | 12'x22' Attached Carport | Average Utilities m/l | Electric: \$66.00 (Ameren); City Bill: \$124.11 |
| Lot Size m/l | Irregular, 0.33 +/- Acre | Property Taxes m/l | \$1,828.44 (est. w/ owner occupied exemption ONLY) |

Notes

Room Dimensions—Kitchen: 7'x12'6"; Dining Area: 9'8"x10'2"; Living Room: 10'11"x15'3"; Family Room: 24'6"x11'9"; Bedroom 1: 10'4"x9'7"; Bedroom 2: 12'4"x9'7"; Bathroom (Full): 4'10"x7'3"; Bedroom 3: 8'x9'11"; Bathroom (Half): 6'x2'2"; Laundry: 9'8"x9'5"; Sunroom: 22'4"x12'8"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer (may need repairs); Dryer; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Fireplace Screen and Gas Logs; Existing Storm and Screens; Central Air Conditioning/ Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist; some of the furniture is negotiable

More Features...100-amp electrical service on breakers; architectural shingle roof (age ?); vinyl and some brick veneer siding; open concept kitchen and family room; carpet and vinyl flooring throughout; gas fireplace; 40-gallon "Bradford White" gas water heater (age ?); 4'x13' covered back entry way; 12'x20' back paver patio; 8'x12' yard barn

EXCELLENT LOCATION NEAR THE GRAYVILLE CITY PARK, BALLFIELD, AND SWIMMING POOL!!!

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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