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**703 W. North St.**

**Grayville, IL 62844**

**Asking Price: \$139,900**

### Information About Listing

<b>Year Built</b>	1900's (?)	<b>County</b>	White
<b>Type of Construction</b>	2-Story, Frame	<b>PIN</b>	05-20-128-009
<b>Square Footage m/l</b>	2,658	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	7	<b>Heat</b>	Gas Boiler (like-new) with baseboard reg.
<b>Bedrooms</b>	4	<b>A/C</b>	Central, 2 Units <b>see notes</b>
<b>Bathrooms</b>	2 Full, 1 Half	<b>Water</b>	City
<b>Foundation</b>	Partial, Brick Masonry	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Det. 24'x24' <b>see notes</b>	<b>Average Utilities m/l</b>	Elec.: \$114.00 (Ameren); City Bill: \$181.57
<b>Lot Size m/l</b>	Irregular, 1.4 +/- Acres	<b>Property Taxes m/l</b>	\$2,573.90 (with owner occ. ex. only)

### Notes

**Room Dimensions—Main Floor...**Entry Way: 6'11"x5'11"; Kitchen: 21'6"x20'3"; Dining: 12'3"x10'2"; Living Room: 15'3"x15'3; Master Bedroom: 15'7"x13'4"; en Suite Bath (full): 7'6"x7'; Side Entry/Laundry: 10'2"x6'; Bathroom 2 (half): 7'2"x2'6"; **Second Floor...**Bedroom 2: 15'4"x17'3"; Bedroom 3: 15'3"x13'3"; Bedroom 4: 13'8"x12'8"; Bathroom 3 (full): 7'1"x7'5"

**Items Included**—Refrigerator; Range (2013); Microwave; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment/hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fan(s); All Planted Vegetation; Fireplace Screen and Gas Logs (not working); Existing Storm/Screens; Two Central Air Conditioning Units (main floor and upstairs); Water Softener; Light Fixtures, as they exist; Whole House Water Filter

**More Features...**200-amp electrical service on breakers; metal roof repainted in 2016; wood siding repainted in 2017; replacement windows (2011); vinyl plank flooring in front entry, living room, kitchen, and laundry (2015); new flooring in half bath and en Suite bath (2018); kitchen updates including new countertops, backsplash, cook top, dishwasher, sink, and garbage disposal (2019); new light fixtures with LED bulbs throughout much of the home; upstairs AC unit replaced in 2018; new "Navien" boiler/hot water heater combo (2024); many large closets throughout; walk-out unfinished basement; 40'x8' covered porch; attached 22'x22' carport with concrete circle drive and basement entrance; lots of mature shade trees; located directly across from the Grayville Schools

**Additional information...**two AC units with separate thermostats, one for the main level and one for upstairs level; garage needs repairs

**BEAUTIFUL, HISTORIC HOME WITH LOTS OF CHARACTER AND POTENTIAL!!!**

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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