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**301 ILLINOIS ROUTE 15 (WEST)**

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**602 E. Taylor St.**

**Grayville, IL 62844**

**Asking Price: \$89,000**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	05-21-307-023; 030
<b>Square Footage m/l</b>	1,282	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	7	<b>Heat</b>	Gas FA (Coleman)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Coleman)
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace, Block	<b>Sewer</b>	City
<b>Garage</b>	2-Car, Detached, 20'x24'	<b>Average Utilities m/l</b>	Elec.: \$47.41 (Ameren); City Bill: \$85.32 <b>see notes</b>
<b>Lot Size m/l</b>	Irregular, 60'x125' - 14.3'x151.8'	<b>Property Taxes m/l</b>	\$1,035.88 (estimated w/ owner occ. ex. ONLY at curr. assessment)

### Notes

**Room Dimensions**—Enclosed Front Porch: 17'6"x7'6"; Kitchen: 12'4"x12'; Dining Room: 12'4"x12'4"; Living Room: 12'4"x16'; Bedroom 1: 12'6"x9'9"; Bedroom 2: 12'5"x10'6"; Bedroom 3: 9'1"x12'5"; Bathroom (Full): 5'3"x8'8"; Back Porch/Laundry: 8'7"x6'9"

**Items Included**—Refrigerator; Range; Microwave; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; TV Antenna System; All Planted Vegetation; Existing Storms and Screens; Electronic Garage Door Opener with 2 Transmitters; AC/Furnace/HVAC System and Components; Outdoor Shed; Light Fixtures, as they exist

**More Features**...200-amp electrical service on fuses; asphalt shingle roof; aluminum siding; hardwood, carpet and linoleum flooring throughout; 40-gallon "Rheem" electric water heater; 20'x8' yard barn, 20'x24' detached 2-car garage has concrete flooring and electrical; nice concrete drive off of Water St.; mature trees and nice landscaping

**Additional Information**...Utilities may not be accurate due to vacancy.

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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