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**301 ILLINOIS ROUTE 15 (WEST)**

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**127 W. Butler St.**

**Grayville, IL 62844**

**Asking Price: \$49,900**

### Information About Listing

<b>Year Built</b>	Unknown	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Frame	<b>PIN</b>	05-20-280-002; 001
<b>Square Footage m/l</b>	880	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas Forced Air, "Lenox" (age?)
<b>Bedrooms</b>	2	<b>A/C</b>	Window Unit
<b>Bathrooms</b>	1 Full	<b>Water</b>	City
<b>Foundation</b>	Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	n/a	<b>Average Utilities m/l</b>	Electric: \$22.00 (Ameren); City Bill: \$40.00 <b>see notes</b>
<b>Lot Size m/l</b>	50'x160' (total)	<b>Property Taxes m/l</b>	\$606.14 (est. w/ owner occ. ex. at current assessment)

### Notes

**Room Dimensions**—Living Room: 15'8"x13'6"; Dining Room: 9'7"x11'6"; Kitchen: 11'1"x6'3"; Bedroom 1: 19'5"x9'8"; Bedroom 2: 10'8"x9'10"; Full Bathroom (full): 8'9"x5'; Enclosed Back Porch: 6'4"x6'10"

**Items Included**—Refrigerator; Range; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Window Air Conditioner (2023); All Planted Vegetation; Existing Storms and Screens; Light Fixtures; as they exist

**More Features...**100-amp electrical service on breakers; metal roof (2025); replacement vinyl windows; laminate and vinyl flooring throughout; completely renovated bathroom including new ceiling, walls, vinyl flooring, bathtub, vanity, toilet and medicine cabinet; new flooring in kitchen and dining room; newly painted kitchen cabinets; new paneling in living room and new paint in kitchen and bedroom; new dining room light fixture and all new curtains; house has been rewired; 40-gallon "A.O. Smith" electric water heater (2019); outdoor shed

**Additional Information...**Utilities are not accurate due to vacancy...City (of Grayville) Bill includes 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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