



"See the difference **INTEGRITY** makes!"

301 ILLINOIS ROUTE 15 (WEST)

Albion, IL 62806 (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



127 W. Butler St.
Grayville, IL 62844

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

Reduced: \$44,900

Information About Listing

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

integritylistings.net • integrityauctions.net • facebook.com/integritysells