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**301 ILLINOIS ROUTE 15 (WEST)**

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**201 Mulberry St.**

**Grayville, IL 62844**

**Asking Price: ~~\$211,000~~**

**Reduced: \$198,000**

### Information About Listing

<b>Year Built</b>	2007	<b>County</b>	White
<b>Type of Construction</b>	1-Story, Log Home	<b>PIN</b>	05-20-427-001; 002; 003
<b>Square Footage m/l</b>	1,500	<b>School District</b>	Grayville CUSD #1
<b>Total Rooms</b>	5	<b>Heat</b>	Gas FA (Whirlpool Gold w/ central humidifier)
<b>Bedrooms</b>	3	<b>A/C</b>	Central (Whirlpool)
<b>Bathrooms</b>	1 Full, 1 Three-Quarter	<b>Water</b>	City
<b>Foundation</b>	Block, Partial/Crawlspace	<b>Sewer</b>	City
<b>Garage</b>	Attached, 2-Car (25'x24')	<b>Average Utilities m/l</b>	Elec.: \$75.00 (Ameren); City Bill: \$140.00 (water, sewer, trash, gas)
<b>Lot Size m/l</b>	150'x148.5' TOTAL	<b>Property Taxes m/l</b>	\$3,324.74 (ESTIMATED w/ owner occ. ex. only)

### Notes

**Room Dimensions**—Entryway/Kitchen/Dining: 18'2"x15'; Living Room: 18'5"x14'6"; Master Bedroom: 14'1"x17'; en suite Master Bath (three-quarter): 7'11"x7'9"; en suite Walk-in Master Closet: 7'5"x6'10"; Bedroom 2: 13'x11'1"; Bedroom 3: 13'x11'2"; Main Bathroom (full): 6'x8'5"; Laundry/Utility/Garage Entryway: 17'2"x16'5"

**Items Included**—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; Fireplace Screen/Gas Logs; Existing Storms and Screens; Electronic Garage Door Openers w/ 2 Transmitters; AC/Furnace/HVAC System and Components; Water Softener; Light Fixtures, as they exist

**More Features**...200-amp electrical service on breakers; asphalt, architectural shingle roof (original??); hardwood and tile flooring throughout; vaulted ceilings in main living area; knotty pine wall and ceiling coverings; gas fireplace with stone surround; walk-in master bedroom closet; 50-gallon "Lochinvar" gas water heater (2018); 8'x50' covered front porch; 18'x10' covered back deck (access from the master bedroom); 32'x24' pole barn with 12'x24' lean-to, overhead door, concrete floor, insulation, bathroom (in use??); 18'x12' shed with 18'x9' and 18'x7' lean-tos; mature shade trees; excellent location on the south edge of town

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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