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51 West Main Street, Albion, IL 62806

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315 Hagedorn Rd.
Grayville, IL 62844

Asking Price: \$129,900

Information About Listing

Year Built	1959	County	Edwards
Type of Construction	Frame, 1-Story	PIN	06-2-060-07
Square Footage m/l	1,926	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas Forced Air (Philco brand; '98?)
Bedrooms	3	A/C	Central (age unknown)
Bathrooms	1 Full, 1 Three-Quarter	Water	City
Foundation	Crawlspace (Concrete Block)	Sewer	City
Garage	2-Car Detached (26'x28')	Average Utilities m/l	Elec.: \$166.00 (Ameren); City: \$152.33 (gas, water, sewer, trash)
Lot Size m/l	1.34 acres (Double Lot)	Property Taxes m/l	\$2,874.16 (w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 22'8"×13'5"; Bedroom 1: 10'1"×13'5"; Bedroom 2: 13'5"×12'; Full Bath: 5'11"×9'1"; Bedroom 3: 13'5"×12'; Kitchen/Dining Room: 15'×25'6"; Utility Room: 4'8"×18'; Three-Quarter Bath: 5'7"×8'9"; Family Room: 13'3"×19'7"

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna; All Planted Vegetation; Existing Storm and Screens; Electronic Garage Door Opener w/ 1 Remote; Home Warranty (\$500.00); Central Air Conditioning and HVAC System; Water Softener (owned); Light Fixtures as they exist; Kitchen Table, Chairs, Barstools, and Island

More Features... 100-amp electrical service (on breakers); 50-gallon gas water heater (Bradford-White, like-new); large beautiful double lot w/ numerous mature trees; concrete drive/approach (26'×35'); front deck off family room; like-new rear deck (16'×40'); detached garage is nearly finished with insulation, drywall, new insulated overhead doors, concrete floor, subpanel from house; house features open floor plan with numerous recent updates including new ceramic tile floors, high-end laminate, new trim, fresh paint, solid-surface countertops, like-new FRIGIDAIRE stainless steel appliances (like-new), full bath totally remodeled with new tub, surround, fixtures, etc.

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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