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51 West Main Street, Albion, IL 62806

Office: (618) 445-2267 Fax: (618) 445-9026

Dustin Hawkins, Managing Broker/Auctioneer: (618) 302-0325

Rhonda Colyer, Broker: (618) 445-1527

Tina Wells, Broker: (618) 599-0186



801 S. Water St.

Grayville, IL 62844

Asking Price: ~~\$88,000~~

Reduced: ~~\$83,000~~

Reduced Again: \$78,000

Information About Listing

Year Built	Unknown	County	White
Type of Construction	1-Story (Block)	PIN	05-21-307-001
Square Footage m/l	1,176	School District	Grayville CUSD #1
Total Rooms	4	Heat	Gas Forced-Air “Philco” (efficiency)
Bedrooms	2	A/C	Central “Goodman” (like-new)
Bathrooms	1	Water	City
Foundation	Basement (Block, semi-dry)	Sewer	City
Garage	n/a	Average Utilities m/l	Electric: n/a (Ameren); City: n/a (gas, water, sewer, trash) <i>see note</i>
Lot Size m/l	54.3’x151.8’	Property Taxes m/l	\$966.00 (pre-renovation; no exemptions)

Notes

Room Dimensions—Living Room/Kitchen: 13’x28’6”; Dining Area: 13’6”x10’10”; Bedroom 1: 13’x11’6”; Bath: 9’8”x10’; Bedroom 2: 11’x12’6”

Items Included—New Frigidaire, Stainless Refrigerator; New GE, Stainless, Gas Range; New Whirlpool, Stainless Dishwasher; New, Stackable, Maytag Washer/Dryer Set; All Window Treatment and Hardware; Built-in/Attached Shelving; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Light Fixtures, as they exist; Portable Dehumidifier

More Features...Completely Renovated 2015-16, Everything New, Move-In Ready! “Bradford-White Defender” 40-gallon, gas water heater; 200-amp breakers (new weatherhead and box); new wiring throughout; new plumbing throughout; 6’x15’ covered front porch; 8’x20’ rebuilt, screened-in back porch; Beautiful, open floorplan; Shaded corner lot, only 2 blocks from city park; Kitchen features: custom cabinets, hood vent, concrete countertops, ceramic/glass tile backsplash, large custom island with deep stainless “farmhouse” sink; spa-like bathroom with tile wall, walk-in tile shower, clawfoot soaker tub, double vanity; beautiful wood feature wall in living room; Exterior updates include...New architectural, asphalt shingle roof, vinyl replacement windows, insulated vinyl siding, seamless gutters, downspouts (tiled to ditch), soffit, fascia, etc.; Interior updates include...New drywall, paint, ceilings, trim, interior and exterior doors, fixtures, lighting, window treatments, and high-end, laminate wood flooring throughout

PLEASE NOTE: *utility averages unavailable due to vacancy during renovation*

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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