



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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506 W. North St.

Grayville, IL 62844

Asking Price: ~~\$37,500~~

Reduced: ~~\$79,500~~

REDUCED AGAIN: \$76,500

Information About Listing

Year Built	1950 (?)	County	White
Type of Construction	1.5-Story (Frame w/ brick veneer)	PIN	05-20-201-013
Square Footage m/l	1518	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas Forced-Air
Bedrooms	3	A/C	Central (central and window unit upstairs)
Bathrooms	2	Water	City
Foundation	Crawlspace (Block)	Sewer	City
Garage	1-car attached (10'x20')	Average Utilities m/l	Electric: \$183.00 (Ameren); City: \$108.00 (gas, water, sewer, trash)
Lot Size m/l	80' x 115.5'	Property Taxes m/l	\$2,133.92 (w/ Owner Occupied Exemption)

Notes

Room Dimensions—Downstairs...Living Room: 23'8"x11'; Kitchen: 13'x1"x13'5"; Utility Room: 12'x10'10"; Enclosed Porch: 11'6"x7'6"; Bedroom 1: 11'6"x11'6"; Bedroom 2: 11'6"x11'6"; Bathroom: 5'x7'10"; Upstairs...3/4 Bathroom: 9'11"x11'8"; Bedroom 3/Bonus Room: 9'11"x13'7"

Items Included—Refrigerator; Oven/Stove; Dishwasher; Garbage Disposal; All Tacked Down Carpeting; All Window Treatment and Hardware (except bedroom curtains downstairs); Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; TV Antenna; Window Air Conditioners (x2); All Planted Vegetation; Fireplace Gas Logs; Fireplace Screen, Door, Gate; Existing Storm and Screens; Central AC/HVAC System; Outdoor Shed (x2); Light Fixtures, as they exist

More Features...100 amp breakers; 40-gallon electric water heater; new floor coverings including ceramic tile, carpeting, and cherry hardwoods; Samsung refrigerator (2014); GE range w/ double oven (2014); double sink w/garbage disposal; new asphalt shingle roof in 2012; two large utility sheds; beautiful back yard and patio; two concrete drives

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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