



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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109 S. Second St.
Grayville, IL 62844

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

Reduced: ~~\$33,500~~

REDUCED AGAIN: \$30,000

Information About Listing

Year Built	1908	County	White
Type of Construction	1-Story (Frame)	PIN	05-20-212-002, 05-20-212-003
Square Footage m/l	1200	School District	Grayville CUSD #1
Total Rooms	5	Heat	Gas Forced Air (Goodman, 15 y/o)
Bedrooms	2	A/C	Central (Goodman, 4-5 y/o)
Bathrooms	1 Full	Water	City
Foundation	Partial Basement (Brick/Block)	Sewer	City
Garage	none	Average Utilities m/l	Electric: \$85.00 (Ameren); City Bill: \$87.49 (gas, water, sewer, trash), see note
Lot Size m/l	44'x70'	Property Taxes m/l	\$828.34 (Total; owner occupied exemption)

Notes

Room Dimensions—Living Room: 15'2"x15'1"; Kitchen: 7'7"x15'7"; Dining Room: 11'5"x15'6"; Bedroom 1: 12'1"x11'2"; Bedroom 2: 11'8"x10'; Full Bath: 4'10"x7'4"; Laundry Room: 7'6"x8'3"

Items Included—Refrigerator; Range; Dishwasher; All Tacked Down Carpeting; All Window Treatment/Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Central Air Conditioning; Outdoor Shed, Light Fixtures as they exist

More Features...40-gallon "Richmond" electric water heater (5 y/o); Corrugated metal roof (4 y/o); Replacement windows, gutters, soffits, etc., (4 y/o); updated plumbing; new kitchen in 2015; some original hardwoods; fresh paint throughout; 8'x8' yard barn; bedroom wardrobe

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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