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51 West Main Street, Albion, IL 62806

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113 N. Fourth St.
Grayville, IL 62844
Asking Price: \$95,000

Information About Listing

Year Built	1964 (?)	County	White
Type of Construction	1-Story Frame w/ Brick Veneer	PIN	05-20-202-009
Square Footage m/l	1,434	School District	Grayville CUSD #1
Total Rooms	6	Heat	Gas Forced-Air (“American Standard”; 2005)
Bedrooms	3	A/C	Central (“American Standard”; 2014)
Bathrooms	1	Water	City
Foundation	Basement (Block)	Sewer	City
Garage	Attached 1-Car (14’x 25’)	Average Utilities m/l	Electric: \$93.14 (Ameren); City: \$78.13 (gas, water, sewer, trash)
Lot Size m/l	115.5’x100’	Property Taxes m/l	\$1,894.95 (est. w/ owner occ. at current assessed value)

Notes

Room Dimensions—Living Room: 17’8”x15’2”; Kitchen: 19’x11’4”; Sunroom: 9’4”x16’1”; Bedroom 1: 12’9”x11’4”; Bedroom 2: 12’9”x12’; Bedroom 3: 9’9”x12’; Bath: 5’x11’6”

Items Included—Refrigerator; Range; Garbage Disposal; Washer; Dryer; All Tacked Down Carpeting; All Window Treatment and Hardware; Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm Windows and Screens; Electronic Garage Door Opener w/ 1 Remote; Central Air Conditioning/HVAC; Outdoor Shed (16’x10’); Light Fixtures, as they exist

More Features...200-amp electrical service on breakers (new in 2016, updated wiring); 40-gal. gas “Lochnivar” water heater (installed 2008); whole-house water filter (installed 2016); roof app 20 y/o (architectural shingles); new seamless gutters and replacement windows in 2016; nice kitchen area in basement; beautiful wood floors; numerous furnishings are negotiable, including an 1890’s “New Haven” grandfather clock (recently re-worked); attached 16’x25’ carport with 12’x67’ concrete drive (including pad under carport); 10’x34’ concrete drive for garage (does **not** include pad under garage)

EXCEPTIONALLY WELL-MAINTAINED HOME!!!

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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