



“See the difference *Integrity* makes!”

51 West Main Street, Albion, IL 62806

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

Dustin Hawkins, Managing Broker/Auctioneer
Mobile: (618) 302-0325 (Lic. #471.000893/441.002027)

Rhonda Colyer (618) 445-1527 Tina Wells (618) 599-0186
Amy Edwards (618) 383-5614 Lyndell Rice (618) 384-6563



301 N. Second St.
Grayville, IL 62844

Asking Price: \$48,000

Information About Listing

Year Built	1910	County	Edwards
Type of Construction	1-Story Frame	PIN	06-2-029-06
Square Footage m/l	1,020	School District	Grayville CUSD #1
Total Rooms	4	Heat	Gas Forced Air (2003)
Bedrooms	1-2	A/C	Central (2013)
Bathrooms	1 (Three-Quarter)	Water	City
Foundation	Block Crawlspace	Sewer	City
Garage	20'x18' Detached Carport	Average Utilities m/l	Electric: \$62.00(Ameren); City Bill: \$103.41 (Gas, Water, Sewer, Trash)
Lot Size m/l	100'x170'x175' (irregular)	Property Taxes m/l	\$755.12 (estimated w/ owner occupied exemption)

Notes

Room Dimensions—Living Room: 13'6"x15'; Kitchen: 12'x16'; Bathroom: 6'6"x12'; Family Room: 14'6"x11'; Bedroom: 12'x13'; Sunroom: 8'x16'

Items Included—Refrigerator; Range; Microwave; Garbage Disposal; Dishwasher; Washer and Dryer; Window Treatment and Hardware (except curtains); Built-in/Attached Shelving; Smoke Detectors; Ceiling Fans; All Planted Vegetation; Existing Storm and Screens; Outdoor Shed; Light Fixtures, as they exist

More Features...roof installed in 2015; vinyl/laminate flooring throughout; some furniture is negotiable; storage shed (8'x12'); 40-gallon gas water heater (Richmond); stacked washer and dryer

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

www.integritylistings.net • www.integrityauctions.net • www.facebook.com/integritysells