



“See the difference *Integrity* makes!”

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PUBLIC AUCTION!!!

213 W. Mill St.

Grayville, IL 62844

Information About Listing

Year Built	1940's (?)	County	White
Type of Construction	1-story, frame, stone veneer	PIN	05-20-207-003 and 05-20-207-004
Square Footage m/l	2,107	School District	Grayville CUSD #1
Total Rooms	8	Heat	Gas Forced Air (American Standard; 2009)
Bedrooms	2-3	A/C	Central (American Standard; age ?)
Bathrooms	1 full, 1 half	Water	City
Foundation	Basement (block)	Sewer	City
Garage	Attached Carport (12'x37')	Average Utilities m/l	Electricity: ? (Ameren); City Bill: ? <i>see notes</i>
Lot Size m/l	75'x150' (2 parcels total)	Property Taxes m/l	\$2,134.74 (currently NO exemptions)

Notes

Room Dimensions—Living Room: 19'x21'8"; Dining Room: 13'1"x11'10"; Family Room: 21'6"x11'6"; Bedroom 1: 14'3"x12'4" w/ en suite Half Bath: 4'10"x7"; Bedroom 2: 13'9"x12'3"; Main Bath: 6'7"x9'7"; Office/Potential BR 3: 11'x11'3"; Sunroom: 13'x12'; Kitchen: 15'2"x10'; Basement Quilting/Storage Room: 21'2"x11'1"; Small Basement "Water Closet" w/ toilet ONLY

Items Included—Frigidaire electric range (2015); Maytag dishwasher (2005); Amana "bottom freezer" refrigerator (2003); Maytag top load washer (2009) and front load dryer (2009); Gas log fireplace in living room; Garbage disposal

More Features...utility averages were not available due to vacancy; 100-amp service on breakers; A.O. Smith 40-gallon electric water heater (2014); water softener; asphalt shingle roof (age ?); siding w/ Bedford stone façade; small shed and out-building/workshop; beautiful covered front porch; concrete driveway; lovely yard with beautiful lawn; nice open floor plan with ample closets and storage throughout the home; Fehrenbacher kitchen cabinets; carpet and vinyl floor coverings throughout

THIS BEAUTIFUL HOME IS BEING OFFERED WITH A VERY REASONABLE RESERVE PRICE—DON'T MISS OUT!!!

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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