

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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Email - ccre@crawford-county.com ** www.crawford-county.com (web site)

DIRECTIONS:

Rt. #33 east to curve, go onto E. Franklin St, to 407.

LISTING # 0978

Showing Instructions:

Show anytime



Property Type	Bungalow
No. Rms.	5
	Bedrooms Bath
1st Floor	2 1
2nd Floor	
3rd Floor	
Basement	partial 11'x13'
Foundation	block
Walls	paneled
Floors	w/w carpet/inlaid
Porch	encl. front
Roof	shingle ' 07
Windows	Tempco
Garage	1.5 car det. 18'x24'
Exterior	alum.
Heat/AC	gas FA/CA
Water Heater	40 gal gas
Street	paved
Alley	south line
Termite Policy	none
School Dist.	Palestine
Water/Sewer	well (city avail.)/sewer
Size of Lot	60'x142'
Taxes	' 13 \$486.92 (2 exemptions)
Approximate Age	1917
Equalizer	\$133.00
Tax I.D. #06-4-35-031-049-000	



Price: \$48,000 ~~\$49,900~~

Address of Property 407 E. Franklin St.

Palestine, IL 62451

Owner: Christina M. Deckard

Address:

Phone:

Listed by: Anita Moulton

Sign Wanted: yes

Key # 8 + lockbox

REMARKS: (All information believed correct, but not guaranteed.)

Very well maintained in nice neighborhood. Newer roof & furnace. City water available in front yard.

BOUNDARIES: Seller believes alley to south; W. line believed to be post in back; E. line approx. to bush straight east of AC unit (or a couple feet behind shed.)

ENCLOSED FRONT PORCH: 7'x22', w/w carpet, paneled

LIVING ROOM: 13.5x17.5, w/w carpet, paneled, curtains stay

N. BEDROOM: 11.5x12', w/w carpet, paneled, closet, curtains stay

S. BEDROOM: 11.5x12.5, w/w carpet, paneled, closet, curtains stay

HALLWAY: coat closet, linen closet

BATH: w/w carpet, 36" vanity, lighted medicine cabinet, tub/shower

DINING ROOM: 11.5x14', w/w carpet, chandelier, washer/dryer in closet stays, fuse box

KITCHEN: 8'x13.5, inlaid, gas range, refrigerator, exhaust fan

BASEMENT: 11'x13', sump pump, well, water holding tank, 40 gal gas water heater, Weather King efficiency furnace

GARAGE: 18'x24', 1.5 car detached, garage door opener, lots of peg board, wall cabinet, workbenches, wood stove reserved

SHED: stays