

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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## DIRECTIONS:

LISTING # 01361

**Showing Instructions:**

Show anytime



## OWNER FINANCING AVAILABLE

<b>Property Type</b>	2-story
<b>No. Rms.</b>	6
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	1 full
<b>2nd Floor</b>	1 or 2 shower
<b>3rd Floor</b>	
<b>Basement</b>	full unfinished
<b>Foundation</b>	masonry wall
<b>Walls</b>	painted
<b>Floors</b>	carpet
<b>Porch</b>	yes
<b>Roof</b>	newer asphalt
<b>Windows</b>	vinyl
<b>Garage</b>	brick 1 car + carport
<b>Exterior</b>	brick
<b>Heat/AC</b>	boiler/CA + window AC up
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	none
<b>Termite Policy</b>	none
<b>School Dist.</b>	Robinson
<b>Water/Sewer</b>	city/city
<b>Size of Lot</b>	65'x126' + 11'x75'
<b>Taxes</b>	'13 \$1,301.68 (4 exemptions)
<b>Approximate Age</b>	1929
<b>Equalizer</b>	\$168 +/- avg.
<b>Tax I.D. #05-4-33-020-019-000</b>	



<b>Price:</b>	<del>\$169,500</del>	<del>\$174,500</del>
<b>Address of Property</b>	<b>705 W. Locust Lane</b>	<b>\$149,000</b>
	<b>Robinson, IL 62454</b>	<b>\$160,000</b>
<b>Owner:</b>	Ray & Nelda Dotson	
<b>Address:</b>		
<b>Phone:</b>		
<b>Listed by:</b>	Lou Berolatti	
<b>Sign Wanted:</b>	yes	<b>Key # 79 + lockbox</b>

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

Carpet and laminate flooring, interior completely repainted 2 yrs. old. Fully landscaped, paved drive, front & rear sitting porches + large deck & patio. Fenced backyard, Direct TV - no controls, solar screens on dormers (keeps heat out), smoke & carbon monoxide detectors. Basement floor has oil/acrylic paint (no sweating or dampness).

<b><u>LIVING ROOM:</u></b>	17'x23', laminate flooring, painted walls, woodburning fireplace, accent lights, ceiling fan, deck access (8' sliding glas doors to the deck)
<b><u>DINING ROOM:</u></b>	11'x13', laminate flooring, painted walls
<b><u>BEDROOM:</u></b>	12'x14', laminate flooring, dbl. closet
<b><u>BATHROOM:</u></b>	shower, sink, tub, stool, laminate flooring
<b><u>KITCHEN:</u></b>	10'x14', stove, refrigerator, microwave & dishwasher remains, garbage disposal, all appliances are black
<b><u>FAMILY ROOM:</u></b>	13'x21', woodburning fireplace, laminate flooring, ceiling fan w/ built-in heater, closet
<b><u>UPSTAIRS</u></b>	
<b><u>BATH:</u></b>	shower, stool, window AC
<b><u>BEDROOM:</u></b>	10'x12', large walk-in closet w/ extra storage, carpeted, painted
<b><u>STUDY:</u></b>	8'x12', could be computer room, carpeted, ceiling fan, storage
<b><u>BASEMENT:</u></b>	clean & dry, sump pump, water softener, hot water boiler, deep sink
<b><u>GARAGE:</u></b>	18'x20' 1 car detached + 1 car carport 12'x20'

