

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

Phone (618) 544-8605 * Fax (618) 544-9335

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

DIRECTIONS:

LISTING # 01312

Showing Instructions:

Show anytime



Property Type	1 story
No. Rms.	5
	Bedrooms Bath
1st Floor	3 1
2nd Floor	
3rd Floor	
Basement	none
Foundation	block
Walls	paneled
Floors	w/w
Porch	encl. front porch
Roof	2008
Windows	replacement
Garage	1 car
Exterior	alum.
Heat/AC	gas FA/CA Trane 90
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	Action Pest Control
School Dist.	Palestine
Water/Sewer	city/city
Size of Lot	75'x150'
Taxes	'13 \$872.98 (1 exemption)
Approximate Age	1930
Equalizer	none
Tax I.D. #06-4-34-042-054-000	

**Price:** \$45,000**Address of Property** 304 W. Market

Palestine, IL 62451

Owner:

Travis & Stefanie Friedrich

Address:**Phone:****Listed by:**

Gayle McKee

Sign Wanted:

yes

Key # 51 + lockbox**REMARKS:** (All information believed correct, but not guaranteed.)

2 or 3 bedrooms, large kitchen, living room & utility room & a 1 car garage. Roof on house was replaced in 2008.

Sidewalls insulated, all new windows 2013 from Window World with a life time warranty that will transfer.

FRONT PORCH:	10'x15', w/w, screened in
LIVING ROOM:	18'x15', w/w, curtains & sheers
KITCHEN:	15'x14', w/ dining area, inlaid linoleum, curtains & blinds, gas range, dbl. s.s. sink
UTILITY ROOM:	7.5x17', inlaid linoleum, w/d hook-ups, 40 gal water heater, closet, pantry
BEDROOM:	15.5x11', w/w, ceiling fan, curtains
OFFICE/BEDROOM:	9'x7.5, w/w, closet
BATH:	inlaid linoleum, tub w/ shower, lavatory, stool, blinds & curtains
BEDROOM:	15'x15', w/w, closet, curtains
GARAGE:	1 car