

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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LISTING # 0832 PA

**Showing Instructions:**

Show anytime



## **DIRECTIONS:**

Turn east from Rt. #1 at Hutsonville Junction (E 1750th Ave.), 5th house on the left past Wabash Valley Heat & Gas.

<b>Property Type</b>	1 story
<b>No. Rms.</b>	5
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	2 1
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	full
<b>Foundation</b>	poured
<b>Walls</b>	painted plaster
<b>Floors</b>	hardwood/vinyl
<b>Porch</b>	encl. front
<b>Roof</b>	comp. shingle
<b>Windows</b>	vinyl except front porch
<b>Garage</b>	det. 2 car
<b>Exterior</b>	painted asbestos
<b>Heat/AC</b>	gas FA/CA
<b>Water Heater</b>	40 gal gas
<b>Street</b>	blacktop
<b>Alley</b>	none
<b>Termite Policy</b>	none
<b>School Dist.</b>	Hutsonville
<b>Water/Sewer</b>	city/city
<b>Size of Lot</b>	60'x120'
<b>Taxes</b>	' 13 \$978.98 (no exemptions)
<b>Approximate Age</b>	1940
<b>Equalizer</b>	\$147.00
<b>Tax I.D. #05-4-33-022-074-000</b>	



**Price:** \$59,900

**Address of Property** 504 W. Clover

Hutsonville, IL 62433

**Owner:**

Michael "Lee" Graham

**Address:**

**Phone:**

**Listed by:**

Kelli Newlin

**Sign Wanted:**

yes

**Key #88 + lockbox**

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

Cute and clean 2 BR home near school with full basement & det. 2 car garage. Recently repainted entire basement, new tub surround in bath, new vinyl on front enclosed porch & beautifully restored original hardwood floors throughout.

**ENCLOSED FRONT PORCH:** 17'x7.5, new vinyl

**LIVING ROOM:** 13'x14', open to dining area, restored original hardwood floor, ceiling fan w/ light, mini blinds

**DINING AREA:** 8'x13', restored original hardwood floor, chandelier

**KITCHEN:** 9'x7', vinyl tiles, range & refrigerator negotiable, painted cabinets, dbl. s.s. sink

**W. BEDROOM:** 11.5x11.5, hardwood floor, dbl. closet, ceiling fan w/ light, mini blinds, storage area

**BATH:** vinyl, vanity, stool, exhaust fan w/ heat lamp, tub/shower combo. w/ new tub surround

**E. BEDROOM:** 11'x9', hardwood floor, ceiling fan w/ light, dbl. closet, mini blinds

**BASEMENT:** full, newly painted concrete floor & walls, laundry area w/ washer & dryer negotiable, sump pump, furnace, water heater, **dehumidifier reserved**; **WEST STORAGE ROOM:** 8'x10', clothes rod;

**EAST ROOM:** 9.5x11', 2 walls paneled, storage under stairs

**GARAGE:** 24'x24', 2 car det., electric door opener, work bench, storage shelves

