

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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## DIRECTIONS:

LISTING # 01296 PA

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Modular
<b>No. Rms.</b>	7
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	3 2
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	none
<b>Foundation</b>	block
<b>Walls</b>	paneled
<b>Floors</b>	carpet/laminate
<b>Porch/Deck</b>	8'x10' w/ canopy
<b>Roof</b>	shingle ' 07
<b>Windows</b>	alum. storms
<b>Garage</b>	2 car & workshop
<b>Exterior</b>	vinyl & alum.
<b>Heat/AC</b>	propane FA/CA ' 06
<b>Water Heater</b>	40 gal gas ' 06
<b>Street</b>	paved
<b>Alley</b>	none
<b>Termite Policy</b>	Don Baker Pest Control
<b>School Dist.</b>	Robinson
<b>Water/Sewer</b>	city/septic
<b>Size of Lot</b>	120'x120'
<b>Taxes</b>	\$77.76 mobile home (3 exemp.) - \$0 for land
<b>Approximate Age</b>	1975
<b>Equalizer</b>	
<b>Tax I.D. #02-0-36-401-029-000</b>	



**Price:** \$60,000 ~~\$63,000~~

**Address of Property** 7969 E. 1625th Ave.

Robinson, IL 62454

**Owner:** Joan M. Knoblett

**Address:**

**Phone:**

**Listed by:** Barbara Newlin

**Sign Wanted:** yes

**Key # 54 + lockbox**

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

Well maintained modular home on large lot. Septic is a Singular system installed by Rex Vault of Newton - \$195/yr. maintenance policy. Don Baker's Pest Control has termite policy on property \$85/yr. Norris Elec. & 500 gal propane tank belongs to Wabash Valley Farm Services. Handicap ramp on back of house stays.

<b><u>LIVING ROOM:</u></b>	15'x18.5, carpet, painted paneling, paintable wallpaper, wainscoat
<b><u>KITCHEN:</u></b>	8'x9', new laminate floor, new countertop & backsplash, wood cabinets, gas range, refrigerator & microwave stays
<b><u>DINING AREA:</u></b>	7'x9', carpet, paintable wallpaper, wainscoat
<b><u>FAMILY ROOM:</u></b>	12'x13', off kitchen & living room by rear door, carpet, painted paneling, wainscoat
<b><u>UTILITY CLOSET:</u></b>	washer & dryer stays
<b><u>WEST BEDROOM:</u></b>	11'x11', carpet, painted paneling, closet
<b><u>NORTH BEDROOM:</u></b>	10'x11', laminate, painted paneling, closet
<b><u>MASTER BR:</u></b>	12'x15', carpet, painted paneling, large closet
<b><u>MASTER BATH:</u></b>	carpet, vanity, fiberglass shower, wallpaper, lighted medicine cabinet
<b><u>HALL BATH:</u></b>	carpet (2 yrs.), wallpaper, vanity, 2 medicine cabinets, linen closet, tub/shower combo.
<b><u>GARAGE:</u></b>	26'x32', 2 car det. garage w/ 2 garage door openers & workshop area w/ work benches
<b><u>PATIO:</u></b>	12'x24' metal canopy & patio area on west side of garage