

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:

Outer W. Main

LISTING # 01958 PA

Showing Instructions:

Call for appt.



Property Type	Ranch	
No. Rms.	5	
	Bedrooms	Bath
1st Floor	2	2
Basement	partial & crawl	
Foundation	block	
Walls	drywall, paneling	
Floors - org. hd.wd.	porcelain;ceramic	
Porch	2 - custom paver patios	
Roof	shingle	
Windows	vinyl replacement	
Garage	24'x24' 2 car det.	
Exterior	cedar	
Heat/AC	geothermal	
Water Heater	1-50 gal & 1-40 gal	
Street	paved	
Alley	none	
Termite Policy	none	
School Dist.	Robinson	
Water/Sewer	city/city	
Size of Lot	5.14 acres +/-	
Taxes	' 13 \$1,859.90 (1 ex	
Approximate Age	1950/2003 addition	
Equalizer		
Tax I.D. #05-1-32-000-015-002		
REMARKS:	(All information bel	



Price: **\$299,000**

Address of Property 1903 W. Main St.

Robinson, IL 62454

Owner: Chris & Shandi Meiszner

Address:

Phone:

Listed by: Erica Hankins

Sign Wanted: yes

Key # 47 + lockbox

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

Extremely well maintained property with granite countertops & porcelain tile. Amazing master suite with extra large walk-in shower w/ porcelain tile & Italian fixtures. 5" plank maple flooring, jetted garden tub, dbl. sided gas fireplace, walk-in closet & more. Geothermal system, custom landscaping with water garden. A must see!!

MUD ROOM: 13'x7', porcelain tile, painted paneling, cabinets, counter w/ storage, sink, coat closet

KITCHEN: 18'x7', original hardwood, gas range, refrigerator, dishwasher, garbage disposal, custom granite countertops, custom slate backsplash, Hickory cabinets w/ lots of storage

DINING ROOM: 12'x25', original hardwood, light w/ fan, open to living room

LIVING ROOM: 23'x12', original hardwood, ceiling fan w/ light, dbl. closet

SW BEDROOM: 11'x12', original hardwood, ceiling fan w/ light, dbl. closet, built-in shelves

FULL BATH: 6'x6', remodeled in 2011 w/ ceramic floor & walls, exhaust fan, linen cabinet & more storage in hall

MASTER HALLWAY: door to private custom patio, 5" maple plank flooring

MASTER SITTING ROOM: 13'x21', open to master bedroom, 5" maple plank flooring, custom steps, dbl. sided limestone gas fireplace w/ extra support in crawl space, vaulted ceiling w/ rec. lighting

MASTER BR: 26'x12', 5" maple plank flooring, French doors to private custom patio, vaulted ceiling w/ recessed lighting, skylights, ceiling fan w/ light, custom windows

MASTER BATH: 15'x10', pocket door, slate tile floor, vaulted ceiling w/ recessed lighting & skylight, dbl. sink, vanity w/ Cherry wood & solid surface top, jetted garden tub w/ slate & wood surround, Italian fixtures, dbl. sided fireplace w/ slate surround, custom window, 7'x6' walk-in shower w/ porcelain tile & glass block wall w/ his & hers Italian fixtures, recessed shower light, walk-in closet 12'x9.5, 5" maple plank flooring, custom window, lots of space & shelving

BASEMENT: partial, geothermal w/ 5 vertical wells in front yard, 2 water heaters, 200 amp breaker, sump pump w/ battery back-up, w/d hook-ups

GARAGE: 24'x24', 2 car detached

OUTDOOR: fenced in side & backyard, custom paver patio on side + private custom paver patio off master 25'x40', water garden w/ beach & 2 filtration systems, 4' deep at deepest point, limestone fire pit

POND: 1 acre stocked

