

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 # 01092 PA

Showing Instructions:

Rented - Call for appt.



Property Type	Ranch
No. Rms.	5
	Bedrooms Bath
1st Floor	2 1
2nd Floor	
3rd Floor	
Basement	partial
Foundation	block
Walls	drywall, Knotty Pine
Floors	vinyl/laminate
Porch	front & back
Roof	shingle 7 yrs./metal 1 yr.
Windows	vinyl replacement
Garage	1 car att.
Exterior	vinyl
Heat/AC	FA/CA 2 yrs.
Water Heater	80 gal
Street	paved
Alley	yes
Termite Policy	none
School Dist.	Palestine
Water/Sewer	city/city
Size of Lot	120'x142'
Taxes	'13 \$1,058.06 (no exemptions)
Approximate Age	old
Equalizer	\$179.00
Tax I.D. #06-4-35-035-055-000	



Price: \$53,500

Address of Property 520 E. LaMotte
Palestine, IL 62451

Owner: Barb Mendenhall

Address:

Phone:

Listed by: Erica Hankins

Sign Wanted: yes

Key # 2 + lockbox

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

Completely remodeled home w/ new plumbing, wiring, 100 amp breaker, flooring, kitchen cabinets, ceiling fans & light fixtures, newly insulated, windows & vinyl siding. Huge fenced in yard on a lot & a half with lots of possibilities.

<u>LIVING ROOM:</u>	20'x13', vinyl flooring, ceiling fan w/ light, new Knotty Pine wall, cedar coat closet, Knotty Pine ceiling, cedar coat closet
<u>NW BEDROOM:</u>	14'x23', irregular 13'x14', laminate floors, ceiling fan w/ light, large closet, Knotty Pine walls & ceiling, large storage closet that could be a bathroom
<u>SW BEDROOM:</u>	12'x14', large picture window w/ rollouts, laminate floor, ceiling fan w/ light
<u>OFFICE AREA:</u>	7'x6', vinyl flooring, overhead light
<u>KITCHEN:</u>	18'x10', vinyl floor, all new cabinets w/ lots of space, stainless refrigerator, stove & dishwasher, Knotty Pine ceiling, overhead light, paneling
<u>DINING AREA:</u>	12'x9', vinyl flooring, ceiling fan w/ light, Knotty Pine ceiling, paneling
<u>UTILITY ROOM:</u>	13'x10', front load washer/dryer stays, door to backyard, ceiling fan w/ light, newly drywalled
<u>GARAGE:</u>	paneled, 1 car attached, new garage door
<u>BATHROOM:</u>	vinyl flooring, new vanity sink w/ lighting & storage underneath, medicine chest, shower/tub combo., new toilet, linen cabinet, overhead light w/ exhaust fan
<u>BASEMENT:</u>	painted, dehumidifier, sump pump
<u>MUD ROOM:</u>	7'x7', vinyl flooring, new drywall, entrance to basement