

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:

W. on 1050th Ave., on north side

LISTING # 01304 PA

Showing Instructions:

Show anytime



Property Type	Ranch
No. Rms.	8
	Bedrooms Bath
1st Floor	3 1
2nd Floor	1 1
3rd Floor	
Basement	full finished
Foundation	poured
Walls	panel/drywall/plaster
Floors	- carpet, ceramic, vinyl, laminate
Porch	stoop/back patio
Roof	shingle ' 05
Windows	thermopane rollout
Garage	2 car attached
Exterior	brick
Heat/AC	hot water/CA (' 11)
Water Heater	50 gal 2013
Street	paved
Alley	none



Termite Policy	Action Pest Control	Price:	\$169,900	\$179,900
School Dist.	Robinson	Address of Property	7782 E. 1050th Ave.	
Water/Sewer	Oblong/septic		Robinson, IL 62454	
Size of Lot	5.31 acres +/-	Owner:	Travis & Stacey Miller	
Taxes	' 13 \$2,069.90 + \$299.96 + \$166.30 (1 exemp.)	Address:		
Approximate Age	1967	Phone:		
Equalizer	Norris - \$112.71	Listed by:	Erica Hankins	
Tax I.D. #05-0-36-000-021-000		Sign Wanted:	yes	Key # 55 + lockbox

#05-0-36-000-019-004 & 05-0-36-000-020-000

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

Immaculate home in a wooded setting with private Lake Alice right in your backyard. Full, finished basement with wet bar, family room & potential for 4th bedroom. New CA in 2011, large steel frame metal barn 40x50, bathroom remodeled 2012. All furnishings are negotiable & leaf vac.

<u>LIVING ROOM:</u>	15'x27.5, carpet, new paint, curtains remain, sliding glass door to patio, picture window
<u>NE BEDROOM:</u>	10'x10', carpet, paneling, overhead light, built-in bookcases that open to closet, roll out windows
<u>SW BEDROOM:</u>	12'x14', carpet, newer paint, curtains remain, ceiling fan w/ light, large walk-in cedar lined closet 6'x6.5, lots of space & storage, roll out windows
<u>NW BEDROOM:</u>	12'x11', laminate flooring 2011, ceiling fan w/ light, large closet, newer paint, roll out windows
<u>FULL BATH:</u>	remodeled 2012, ceramic tile floor & tub surround, solid surface vanity with storage underneath, shower, jetted tub, toilet, recessed light, built-in vanity
<u>HALL CLOSET:</u>	6.5x6.5, cedar lined w/ lots of storage
<u>DINING ROOM:</u>	12'x10.5, laminate flooring ' 11, newer paint, built-in hutch, overhead lighting, picture window, breakfast bar, pass through window to kitchen
<u>KITCHEN:</u>	6'x10', laminate flooring ' 11, dishwasher ' 11, built-in range, built-in oven, refrigerator, roll out windows, garbage disposal
<u>BASEMENT:</u>	<u>UTILITY ROOM:</u> 12'x10', w/d remains, dbl. s.s. sink w/ storage underneath, storage under stairs, sump pump w/ battery backup; <u>FULL BATH:</u> vinyl flooring, up flush toilet ' 12, walk-in shower (also used as storm shelter); <u>FAMILY ROOM:</u> 12.5x56', carpet ' 13, paneling, wet bar w/ stools negotiable, storage under bar, ceiling fan; <u>L-SHAPED:</u> 27'x12', carpet ' 13, paneling, plaster, overhead light; <u>4TH BEDROOM:</u> 16'x14', carpet ' 13, water heater ' 13, boiler
<u>GARAGE:</u>	21.5x23', 2 car att., lots of storage, elec. opener, door to backyard
<u>METAL BARN:</u>	40'x50', steel frame, metal tables remain

