

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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LISTING # 02404

Showing Instructions:

Call for appt.



DIRECTIONS:

N. on Rt. #1 to Hutsonville junction, turn right, house on right just past high school.

Property Type	1.5 story
No. Rms.	9
	Bedrooms Bath
1st Floor	half
2nd Floor	3 1
Basement	shower
Foundation	poured concrete
Walls	plaster
Floors	carpet & hardwood
Porch	open covered porch
Roof	tile
Windows	dbl. hung/alum. storms
Garage	2 car det. brick
Exterior	brick
Heat/AC	gas FA/CA new 10/13
Water Heater	50 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Hutsonville
Water/Sewer	city/city
Size of Lot	1.4 acres +/-
Taxes	'13 \$1,717.02 (1 exemption)
Approximate Age	1928
Equalizer	\$234.00
Tax I.D. #	03-4-29-013-036-000



Price: **\$164,000**

Address of Property	301 W. Clover
	Hutsonville, IL 62433
Owner:	Monte & Angela Newlin
Address:	
Phone:	
Listed by:	Kelli Newlin
Sign Wanted:	yes
Key:	none

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

Quality built all brick home with several improvements in last 2 yrs. New furnace & downstairs AC unit 10/13. New carpet in basement & stairs to basement. House rewired approx. 7 yrs. ago. Vinyl replaced in kitchen & half bath, new ceiling fans & some light fixtures. Work island added in kitchen. Beautiful oak woodwork throughout.

<u>LIVING ROOM:</u>	16'x28', carpet, new cellular blinds, new ceiling fan, woodburning fireplace (seller has never used)
<u>SUN ROOM/LIBRARY:</u>	12'x16', carpet, plaster walls, 2 built-in bookcases
<u>DINING ROOM:</u>	16'x15', carpet, painted plaster, new light fixture & cellular blinds, built-in window seat storage
<u>OFFICE:</u>	9'x13', hardwood floors, new light fixture
<u>KITCHEN:</u>	10.5x13', vinyl floor '12, wood cabinets, all appliances new '12 & negotiable, new island, c.f. w/ light, countertops, sink & back splash all new 2012, garbage disposal
<u>BREAKFAST NOOK:</u>	9'x5', vinyl '12, new furniture stays; <u>HALF BATH:</u> new stool & vinyl '12, lavatory, linen closet
<u>UPSTAIRS</u>	
<u>N. BEDROOM:</u>	11'x12.5, hardwood floors, new cellular blinds & light fixture/ceiling fan, 2 closets
<u>HALL:</u>	linen closet, hardwood floors
<u>MIDDLE BR:</u>	12.5x10', hardwood floors, closet, new ceiling fan w/ light
<u>SOUTH BR:</u>	10'x13', hardwood floors, closet, new ceiling fan w/ light
<u>BATH:</u>	tile floors, tub/shower, lighted medicine cabinet, pedestal sink, linen closet
<u>BASEMENT</u>	
<u>REC. ROOM:</u>	22.5x14', new carpet '12, suspended ceiling
<u>LAUNDRY ROOM:</u>	12.5x8', painted floor & walls, suspended ceiling, washer/dryer hook-ups, shower unit
<u>SAFE ROOM OR STORAGE:</u>	12'x30', room under front porch, poured concrete on all sides, could be shelter in case of storms, presently used for storage w/ shelving, painted floor, walls & ceiling
<u>STORAGE ROOM:</u>	14'x8', raised wood floor w/ vinyl floor covering, painted wood walls & ceiling
<u>FURNACE/STORAGE RM:</u>	17'x14', painted floor & walls, tin ceiling, new furnace & CA 2012
<u>GARAGE:</u>	20'x24', det., brick w/ 2 overhead doors