

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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## DIRECTIONS:

N. on Rt. #1 to Hutsonville junction, turn right, continue past school and turn left on 2nd St., property second on right.

LISTING # 01584 PA

+ walk-out addition

**Showing Instructions:**

**Rented - Call for appt.**



**Property Type** Wausau w/ addition  
**No. Rms.** 8

	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	4	2
<b>2nd Floor</b>		

**Walk-out basement** Family&utility rm. half

**Foundation** masonry

**Walls** drywall

**Floors** carpet/vinyl/ceramic

**Porch** back wood deck 12x16

**Roof** shingle

**Windows** vinyl replacement sliders

**Garage** att. 2 car 24'x24'

**Exterior** vinyl

**Heat/AC** heat pump /CA

**Water Heater** 55 gal elec.

**Street** paved

**Alley** none

**Termite Policy** none

**School Dist.** Hutsonville

**Water/Sewer** city/city

**Size of Lot** 2 - 220'x67'

**Taxes** '13 \$1,336.28 ( 1 exemption)

**Approximate Age** 1998 - addition 2006

**Equalizer** \$163.00

**Tax I.D. #03-4-29-013-015-000**

**Price:** **\$158,000**

**Address of Property** **200 N. Second St.**

**Hutsonville, IL 62433**

**Owner:** Monte & Angela Newlin

**Address:**

**Phone:**

**Listed by:** Kelli Newlin

**Sign Wanted:** yes

**Key # 22 + lockbox**

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

Nice location 1 block from school on two city lots. Addition was added in 2006 and offers a huge master bedroom suite with private master bath, a walk-out basement with family room, half bath and utility area. Low maintenance vinyl exterior and all window treatments remain. Lighted crawl space with visqueen and gravel. 200 amp breaker. Attic access in house and garage. Over 2,000 sq. ft. of living area.

**LIVING ROOM:** 12'x19' w/ ceramic tile entry, hd.wd. laminate 2012, picture window, drapes

**DINING AREA/KITCHEN:** 18'x10.5, hd.wd. laminate 2012, patio door to deck, vinyl in kitchen 2012, oak cabinets, s.s. sink, dishwasher, electric range, microwave w/ exhaust & refrigerator all remain, pantry 8'x6', vinyl 2012, tub/shower combo., w/d hook-ups w/ oak cabinets above

**BATH:** 11'x9', w/w, closet, vertical blinds

**SW BEDROOM:** 10'x11.5, w/w, closet, vertical blinds, border

**MIDDLE BEDROOM:** 12'x8, w/w, closet, built-in book shelves, vertical blinds, border

**EAST BEDROOM:** 20'x13+, walk-in closet w/ built in organizers, w/w carpet, ceiling fan w/ light, bow window w/ vertical blinds & valance

**MASTER SUITE:** 9.5x11', vinyl 2012, garden Jacuzzi tub, shower w/ seat, exh. fan, dbl. sink w/ Corian countertop, lighted medicine chest

**MASTER BATH:** 5'x7', w/w, vanity, stool

**WALK-OUT BASEMENT** **HALF BATH:** 13'x17.5, w/w, French doors w/ ceramic entry, border, storage closet

**FAMILY ROOM:** 12'x9', painted concrete, w/d hook-ups, electric heat pump w/ allegen filtering system, 55 gal elec. water heater, sump pump

**UTILITY ROOM:** 24'x24', attached 2 car w/ electric opener, attic access, 200 amp breaker, water lines available from old water heater

**GARAGE:** 12'x16', wood & small area around deck w/ privacy fence

**DECK:** R - 2.7

