

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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LISTING # 01905

**Showing Instructions:**

Call for appt.



## **DIRECTIONS:**

Go south of outer S. Cross

BOUNDARIES: E. to 3 trees; N approx. 5' south of north driveway/easement

## **Property Type**

Ranch

## **No. Rms.**

5 main floor

Bedrooms	Bath
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## **1st Floor**

3	2
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## **2nd Floor**

## **Basement**

full finished/ 1 half

## **Foundation**

poured

## **Walls**

drywall

## **Floors**

hardwood/ceramic

## **Porch**

8'x22' front/12'x24' patio

## **Roof**

2006 shingle

## **Windows**

thermal

## **Garage**

2 car attached

## **Exterior**

vinyl/brick

## **Heat/AC**

gas FA/CA

## **Water Heater**

55 gal elec.

## **Street**

paved

## **Alley**

none

## **Termite Policy**

none

## **School Dist.**

Robinson Comm. Unit #2

## **Water/Sewer**

city/septic

## **Size of Lot**

irregular - .84 acre

Taxes - 13 \$3,846.14 hse. + lot \$61.04 = \$3,907.18 (1 exemption)

## **Approximate Age**

2006

## **Equalizer**

\$106.80

Tax I.D. #05-3-09-000-030-001

#05-3-10-101-003-000 hse

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

All valances reserved

Open concept in a very well maintained home in a highly sought after neighborhood. 3/4" hardwood flooring & ceramic tile throughout home. Cathedral ceilings, tastefully decorated. Patio furniture reserved. Vinyl fencing in backyard.

**FRONT PORCH:** 8'x22', patio furniture reserved

**FOYER:** 9'x9', hardwood floor

**LIVING ROOM:** 13'x17', painted walls, recessed lighting, ceiling fan w/ light, patio doors open out to a 12'x24' concrete patio - hot tub reserved, rear patio furniture negotiable, privacy vinyl fencing

**DINING AREA:** 13'x13', hardwood floor, painted walls, chandelier, recessed lights

**KITCHEN:** 13'x13.5, hardwood floors, light oak cabinets, 2 open view wall cabinets, 2 Lazy Susans, Quartz countertops, pull-out trash can cabinet, slide-out shelves, recessed lighting, s.s. steel appliances remain: refrigerator, microwave, elec. range, dishwasher; hall food pantry

**SW BEDROOM:** 10.5x13', hardwood floor, painted walls, large single closet, ceiling fan w/ light

**HALLWAY:** coat closet, linen closet, laundry closet w/d hook-up; **HALL BATH:** ceramic tile floor, tub/shower w/ doors, 24" vanity, exhaust fan/light

**NW BEDROOM:** 11'x12.5, hardwood floor, painted walls, ceiling fan w/ light, large single closet

**E. BEDROOM:** Master - 15'x13', hardwood floor, ceiling fan w/ light, chairrail, painted walls, large walk-in closet  
**MASTER BATH:** ceramic tile, wall cabinets stay, corner jetted tub w/ ceramic tile surround, 6' dbl. bowl vanity, 48" shower, large mirror over vanity, vanity lights, exhaust fan & heater

**BASEMENT:** large closet area under stairway

**FAMILY ROOM:** 16.5x25', w/w carpet, recessed lights, decorative square drop ceiling

**2ND DINING AREA:** w/w carpet, recessed lighting; **KITCHENETTE/BAR AREA:** ceramic tile, dark Birch cabinets, single sink, black refrigerator remains, microwave & bar stools reserved

**OFFICE AREA:** 10'x11', laminate floor, recessed lights; **LARGE HALF BATH:** ceramic tile, up flush stool, 48" vanity, mirror, medicine cabinet, vanity lights & recessed lights

**SAFE ROOM/BEDROOM:** 13'x22', L-shaped, recessed lights, all concrete walls

**STORAGE ROOM:** 22'x36', L-shaped, built-in shelves, sump pump w/ battery back up, Snearly septic control system

**GARAGE:** 2 car attached, 2 door openers w/ remotes, shelves on walls stay, all cabinets & wall vacuum reserved

**METAL SHED:** overhead door, wood floor, remains



**Price:** \$295,000

**Address of Property** 10506 E. Deer Creek

Robinson, IL 62454

**Owner:**

Bradley D. & Julie L. Redman

**Address:**

**Phone:**

Anita Moulton

**Listed by:**

**Sign Wanted:**

yes

**Key # 27 + lockbox**