

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:

Property Type	1.5 story						
No. Rms.	7						
	<table><tr><th>Bedrooms</th><th>Bath</th></tr><tr><td>3</td><td>1</td></tr><tr><td>1</td><td>1</td></tr></table>	Bedrooms	Bath	3	1	1	1
Bedrooms	Bath						
3	1						
1	1						
1st Floor							
2nd Floor							
Basement	partial						
Foundation	block						
Walls	plaster						
Floors	vinyl/carpet/laminate						
Porch	8'x12' front/back deck						
Roof	shingle 1/10						
Windows	alum. & thermal						
Carport	2 car						
Exterior	vinyl						
Heat/AC	gas FA/CA '10						
Water Heater	50 gal gas						
Street	paved						
Alley	south						
Termite Policy	none						
School Dist.	Robinson						
Water/Sewer	city/city						
Size of Lot	60'x124'						
Taxes	'13 \$671.56 (1 exemption)						
Approximate Age	unknown PA						
Equalizer	\$138.00						
Tax I.D. #05-4-33-040-063-000							

LISTING # 01451 PA

Showing Instructions:

Call Matt for appt.



Price: ~~\$104,000~~ ~~\$110,000~~

Address of Property 803 W. Walnut

Robinson, IL 62454

Owner: Matthew & Erin Staley

Address:

Phone:

Listed by: Barbara Newlin

Sign Wanted:

yes

Key # 13 + lockbox

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

Nice 4 bedroom home with lots of space. Much remodeling done in last few years. New roof & furnace Jan. 2010, new guttering 2008, remodeled kitchen 2013, remodeled laundry room 2014.. Storage building.

FRONT PORCH:	8'x12'
FOYER:	8'x4', inlaid, closet/storage area
LIVING ROOM:	16'x18.5, w/w carpet, ceiling fan w/ light, woodburning fireplace (condition unknown - never used), built-in bookcases, some w/ glass doors
DINING ROOM:	14.5x15', ceiling fan w/ light, blinds stay, area rug reserved, laminate
KITCHEN:	11'x12', new cabinets '13, built-in dishwasher, ceramic tile, new countertop, range & refrigerator
BREAKFAST AREA:	7'x7', sliding window, blinds, ceramic tile, remodeled 2013
LAUNDRY ROOM:	7'x9', ceramic tile, w/d hook-up, new door & storm door 2010, remodeled 2014, washer & dryer reserved
HALL:	walk-in closet w/ lots of storage, shelves & attic access
MASTER BR:	11'x16.5, w/w carpet, dbl. closet w/ shelving units, newer windows w/ built-in blinds, ceiling fan w/ light, track lights
MIDDLE BEDROOM:	14.5x13', w/w carpet, dbl. closet, single closet w/ lots of storage & shelves (under stairway area), blinds stay, ceiling fan w/ light
BATH:	remodeled, vinyl, newer tub w/ shower combo, 30" vanity w/ lights, mirror, cabinet over stool
STUDY/GAME RM:	off living room, w/w carpet, blinds
NE BEDROOM:	11'x14', w/w carpet, closet, ceiling fan w/ light, blinds, Knotty Pine ceiling, wrought iron rail leads to LOFT: 15'x14, carpet & vinyl, track lights, attic access & skylight
UPSTAIRS:	storage areas
FAMILY ROOM/BEDROOM:	16'x16', w/w carpet, closet, blinds, painted walls
BATH:	vinyl, vanity, stool, Whirlpool tub, skylight, exhaust fan
BASEMENT:	partial, 50 gal gas water heater, cabinets & bench stay, 200 amp breaker box
CARPORT:	2 car, concrete driveway, basketball goal is reserved
STORAGE BLDG.	