

**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)

LISTING # 01264

**Showing Instructions:**

Show anytime

**DIRECTIONS:**

Rt. #33 west edge of Oblong, turn north onto Wilson St.

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>Property Type</b>                 | 1 story                     |
| <b>No. Rms.</b>                      | 4                           |
|                                      | <b>Bedrooms Bath</b>        |
| <b>1st Floor</b>                     | 2 1                         |
| <b>2nd Floor</b>                     |                             |
| <b>3rd Floor</b>                     |                             |
| <b>Basement</b>                      | none                        |
| <b>Foundation</b>                    | block                       |
| <b>Walls</b>                         | drywall knock down          |
| <b>Floors</b>                        | wood,laminate,vinyl         |
| <b>Porch</b> - open fr.              | 7.5x13.5; encl. back        |
| <b>Roof</b>                          | metal                       |
| <b>Windows</b>                       | thermal replacement         |
| <b>Garage</b>                        | 18'x23'                     |
| <b>Exterior</b>                      | vinyl                       |
| <b>Heat/AC</b>                       | ' 10 elec. FA/CA            |
| <b>Water Heater</b>                  | 40 gal electric             |
| <b>Street</b>                        | paved                       |
| <b>Alley</b>                         | none                        |
| <b>Termite Policy</b>                | none                        |
| <b>School Dist.</b>                  | Oblong                      |
| <b>Water/Sewer</b>                   | city/city                   |
| <b>Size of Lot</b>                   | 96'x121'                    |
| <b>Taxes</b>                         | ' 13 \$301.40 (1 exemption) |
| <b>Approximate Age</b>               | 1900                        |
| <b>Equalizer</b>                     | see file                    |
| <b>Tax I.D. #04-4-36-021-032-000</b> |                             |

**Price:** ~~\$36,000~~ ~~\$38,000~~**Address of Property** 312 N. Wilson St.**Oblong, IL 62449****Owner:** Jesse & Kaitlin Stephens**Address:****Phone:****Listed by:** Anita Moulton**Sign Wanted:** yes**Key # 42 + lockbox****REMARKS:** (All information believed correct, but not guaranteed.)

Seller has many updates in the home and a few finishing touches by the buyer would make this complete.

**NEW FRONT PORCH:** 7.5x13.5**LIVING ROOM:** 15'x15', laminate floor, knock down walls, ceiling tile, ceiling fan w/ light**E. BEDROOM:** 14'x15', wood floor, knock down walls, ceiling fan w/ light, dbl. closet**BATH:** inlaid, tub/shower, vanity, stool, electric heater**HALL:** double storage closet**N. BEDROOM:** 9.5x12.5, carpet & laminate, dbl. closet, ceiling fan w/ light, painted walls**EAT-IN KITCHEN:** 15'x16', laminate floors, knock down walls, painted cabinets, electric range, built-in microwave, dishwasher, chandelier**ENCLOSED PORCH/UTILITY:** wood floor, w/d hook-up, shelving, ceiling fan w/ light, 100 amp breaker, steel back door**STORAGE ROOM:** 10'x15', wood floor, wall cabinets, pull down stairs to attic**NEW DECK:** 10'x12'**GARAGE:** 18'x23', concrete floor, electric, no door opener, ceiling fan w/ light, wall cabinets