

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:

West of town on Rt. #33, 2nd house west of WTYE on south side of road.

LISTING # 01958 PA

Showing Instructions:

Call for appt.



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|--------------------------------------|------------------------------|
| Property Type | Ranch |
| No. Rms. | 7 |
| | Bedrooms Bath |
| 1st Floor | 4 3 |
| 2nd Floor | |
| 3rd Floor | |
| Basement | none |
| Foundation | poured |
| Walls | drywall/plaster |
| Floors | w/w & vinyl |
| Porch | front & rear deck |
| Roof | shingle/rubber 2013 |
| Windows | thermopane |
| Garage | 2 car det. |
| Exterior | stone |
| Heat/AC | gas FA/CA both new '08 |
| Water Heater | gas & elec. 50 gal |
| Street | highway |
| Alley | none |
| Termite Policy | none |
| School Dist. | Robinson |
| Water/Sewer | Oblong city/septic '09 |
| Size of Lot | .67 acre +/- |
| Taxes | '13 \$2,158.10 (1 exemption) |
| Approximate Age | 1951 |
| Equalizer | none |
| Tax I.D. #05-1-31-000-012-000 | |



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|----------------------------|-----------------------|----------------------|
| Price: | \$159,900 | \$169,000 |
| Address of Property | 8845 E. 1050th Ave. | \$155,900 |
| | Robinson, IL 62454 | |
| Owner: | Jim & Columba Stevens | |
| Address: | | |
| Phone: | | |
| Listed by: | Gayle McKee | |
| Sign Wanted: | yes | Key # |

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

Very nice 4 BR, 3 bath ranch at edge of town. Was remodeled in 2008 & 2009 with new master bedroom suite & kitchen. Walls & ceilings were redone in 2013 in family room. Seller will keep drapes that match bedspreads in bedrooms. **BOUNDARIES:** ditch on east; south to field; pole on west at back.

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|-----------------------------|--|
| LIVING ROOM: | L-shaped, 14.5x23.5 + 10'x10', w/w, woodburning fireplace, ceiling fan w/ light |
| BEDROOM: | 12'x11', w/w, closet, ceiling fan w/ light |
| BEDROOM: | 14.5x11', w/w, closet, ceiling fan w/ light |
| BEDROOM: | 10.5x8', w/w, closet, ceiling fan w/ light |
| KITCHEN: | new in '08, 15'x8', vinyl, dishwasher (3 yrs.), stove & refrigerator reserved , open to family room |
| HALLWAY & FOYER: | 18'x4', w/w, closet |
| HALL BATH: | vinyl, tub/shower |
| HALF BATH: | vinyl, shower |
| STORAGE ROOM: | vinyl, old w/d hook-ups, cabinets, furnace |
| MASTER BR: | 19'x14', w/w, ceiling fan w/ light, walk-in closet & BATH: ceramic new in '09, whirlpool tub, shower |

FAMILY ROOM/DINING ROOM: 20'x32', w/w, sliding door to deck, ceiling fan w/ light, all remodeled '12, built-in cabinet, new blinds, new door & windows 2012

| | |
|----------------|------------------|
| GARAGE: | 2 car w/ openers |
| PATIO: | concrete |
| DECK: | |