

# 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:

LISTING # 0944 main level

**Showing Instructions:**

Call for appt.



<b>Property Type</b>	2-story Victorian																																																				
<b>No. Rms.</b>	6																																																				
	<table><tr><th><b>Bedrooms</b></th><th><b>Bath</b></th></tr><tr><td></td><td>half</td></tr><tr><td><b>1st Floor</b></td><td></td></tr><tr><td><b>2nd Floor</b></td><td>3</td></tr><tr><td><b>3rd Floor</b></td><td></td></tr><tr><td><b>Basement</b></td><td></td></tr><tr><td><b>Foundation</b></td><td>brick</td></tr><tr><td><b>Walls</b></td><td>plaster</td></tr><tr><td><b>Floors</b></td><td>hardwood</td></tr><tr><td><b>Porch</b></td><td>wrap around front/back</td></tr><tr><td><b>Roof</b></td><td>shingle</td></tr><tr><td><b>Windows</b></td><td>dbl. hung</td></tr><tr><td><b>Garage</b></td><td>none</td></tr><tr><td><b>Exterior</b></td><td>wood - painted 11/13</td></tr><tr><td><b>Heat/AC</b></td><td>hot water/window</td></tr><tr><td><b>Water Heater</b></td><td>40 gal</td></tr><tr><td><b>Street</b></td><td>paved</td></tr><tr><td><b>Alley</b></td><td>none</td></tr><tr><td><b>Termite Policy</b></td><td>none</td></tr><tr><td><b>School Dist.</b></td><td>Robinson</td></tr><tr><td><b>Water/Sewer</b></td><td>city/city</td></tr><tr><td><b>Size of Lot</b></td><td>87'x105'</td></tr><tr><td><b>Taxes</b></td><td>'12 \$1,381.80 (1 exemption)</td></tr><tr><td><b>Approximate Age</b></td><td>1900 +/-</td></tr><tr><td><b>Equalizer</b></td><td>\$257.00</td></tr><tr><td><b>Tax I.D. #05-4-33-042-020-000</b></td><td></td></tr></table>	<b>Bedrooms</b>	<b>Bath</b>		half	<b>1st Floor</b>		<b>2nd Floor</b>	3	<b>3rd Floor</b>		<b>Basement</b>		<b>Foundation</b>	brick	<b>Walls</b>	plaster	<b>Floors</b>	hardwood	<b>Porch</b>	wrap around front/back	<b>Roof</b>	shingle	<b>Windows</b>	dbl. hung	<b>Garage</b>	none	<b>Exterior</b>	wood - painted 11/13	<b>Heat/AC</b>	hot water/window	<b>Water Heater</b>	40 gal	<b>Street</b>	paved	<b>Alley</b>	none	<b>Termite Policy</b>	none	<b>School Dist.</b>	Robinson	<b>Water/Sewer</b>	city/city	<b>Size of Lot</b>	87'x105'	<b>Taxes</b>	'12 \$1,381.80 (1 exemption)	<b>Approximate Age</b>	1900 +/-	<b>Equalizer</b>	\$257.00	<b>Tax I.D. #05-4-33-042-020-000</b>	
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**Price:** \$114,900 ~~\$119,900~~

**Address of Property** 405 W. Walnut  
Robinson, IL 62454

**Owner:** Stan Strohm

**Address:**

**Phone:**

**Listed by:** Erica Hankins

**Sign Wanted:**

yes

**Key # 78 + lockbox**

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

Entire exterior newly painted 11/13. Beautiful original woodwork throughout with pocket doors between living & family room. All appliances negotiable. Must see this beautiful, historical, Victorian home with 2 fireplaces, claw footed tub & balcony.

**KITCHEN:** 10'x12', ceiling fan w/ light, linoleum, range & refrigerator negotiable, garbage disposal, built-in hutch, broom closet

**BREAKFAST NOOK:** 9'x11', ceiling light

**HALF BATH:** 3'x4', vinyl, wall light, toilet, sink, cabinet

**LIVING/DINING ROOM:** 13.5x29.5, hardwood, ceiling fixtures, fireplace for gas logs only, replaced chimney in 2011, visible cracks around fireplace were prior to repair, inside of fireplace needs fire proofed, original door & window trim

**FAMILY ROOM:** 12.5x15', hardwood, ceiling fan w/ light, coal/wood fireplace w/ original wood mantle & tile, pocket doors between family room & living room, original intricate wooden archway

## UPSTAIRS

**FULL BATH:** 7'x12', ceramic tile, claw tub w/ shower, toilet, vanity, cabinet, ceiling light

**NE BEDROOM:** 12'x14', hardwood, ceiling fan w/ light, closet

**NW BEDROOM:** 13'x15', hardwood, ceiling fan w/ light, door to balcony, closet

**SW BEDROOM:** 9.5x12', hardwood, ceiling fan w/ light, closet

**ATTIC:** 25'x30, floored

**BASEMENT:** brick, outside access with cellar door, front load washer/dryer negotiable, shower, wall heater stays, hot water boiler, lots of storage

R - 2.7