

# 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	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>		half
<b>2nd Floor</b>	3	1
<b>3rd Floor</b>	floored attic	
<b>Basement</b>	full unfinished	
<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>Address of Property</b>	405 W. Walnut	<b>Price:</b>	\$114,900	<del>\$119,900</del>
<b>School Dist.</b>	Robinson		Robinson, IL 62454			
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Stan Strohm			
<b>Size of Lot</b>	87'x105'	<b>Address:</b>				
<b>Taxes</b>	'12 \$1,381.80 (1 exemption)	<b>Phone:</b>				
<b>Approximate Age</b>	1900 +/-	<b>Listed by:</b>	Erica Hankins			
<b>Equalizer</b>	\$257.00	<b>Sign Wanted:</b>	yes			<b>Key # 78 + lockbox</b>

**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