

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

LISTING # 0988 main

Showing Instructions:

Call for appt.



Property Type	2-story
No. Rms.	8
	Bedrooms Bath
1st Floor	1
2nd Floor	4 1
3rd Floor	attic 1/2 floored
Basement	partial unfinished
Foundation	poured, brick
Walls	drywall
Floors	- laminate, carpet, ceramic, vinyl
Porch	- L-shaped + upper balcony
Roof	shingle ' 12
Windows	replacement
Garage	2 car detached
Exterior	vinyl ' 07
Heat/AC	2- FA/CA - '13
Water Heater	50 gal
Street	paved
Alley	in back



Termite Policy	previously Action	Address of Property	303 S. King St.	Price:	\$148,500	\$159,900
School Dist.	Robinson		Robinson, IL 62454			\$135,000
Water/Sewer	city/city	Owner:	Chris Wampler		Carl Wampler	
Size of Lot	65'x260'	Address:				
Taxes	' 13 \$466.92 (1 exemption)					
Approximate Age	1900's	Phone:				
Equalizer	\$216.00	Listed by:	Erica Hankins			
Tax I.D. #05-4-34-030-063-000		Sign Wanted:	yes		Key # 60 + lockbox	

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

New sill plate in 2004, all new tuckpoint & stucco ' 13, 11" blown-in insulation, wired for intercom, updated wiring, new plumbing, 200 amp in house, 220 in garage, new oak staircase, newly painted throughout, all new interior doors & windows.

FOYER:	6.5x6', vinyl, built-in bench w/ storage
LIVING ROOM:	12'x17.5, carpet w/ hardwood underneath, ceiling fan w/ light
DINING ROOM:	15'x15', built-in bench w/ storage, replacement windows, overhead lighting
KITCHEN:	12.5x15', recessed lights, s.s. refrigerator, s.s. dishwasher, s.s. built-in microwave, range, s.s. center island w/ overhead lighting, new oak cabinets, new solid surface countertop, built-in breakfast nook w/ bar stools, 2 Lazy Susans, s.s. wine cooler, ceramic tile
UTILITY ROOM:	8'x6', ceramic tile, w/d hook-ups
OFFICE:	12'x14', vinyl
BATH:	6'x3', pedestal sink, toilet, corner shower, vinyl, light w/ fan
NE BEDROOM:	11'x14', new carpet, ceiling fan w/ light, closet w/ shelving
NW BEDROOM:	11'x14', new carpet, dbl. closets w/ shelving
MASTER BR:	17.5x12', ceiling fan w/ lights, sliding door to balcony (new 2014), wired for surround sound, new carpet, recessed lighting
SW BEDROOM:	11'x11', ceiling fan w/ light, new carpet, closet w/ shelving
BATH:	16'x10', irregular, Whirlpool garden tub, ceramic tile, corner shower, ceiling fan w/ light, overhead light, recessed lighting, exhaust fan w/ heater
HALL:	new carpet, attic access, attic fan, 11" insulation in attic
BASEMENT:	partial, 200 amp breaker, dehumidifier, new windows need installed, new ductwork, overhead insulation for floors