

# 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 # 02230

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Ranch
<b>No. Rms.</b>	8
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	4 2
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	none
<b>Foundation</b>	block
<b>Walls</b>	drywall
<b>Floors</b>	carpet, vinyl, laminate
<b>Porch</b>	front
<b>Roof</b>	metal ' 12
<b>Windows</b>	replacement
<b>Garage</b>	2 car att.
<b>Exterior</b>	vinyl
<b>Heat/AC</b>	FA/CA ' 12
<b>Water Heater</b>	50 gal
<b>Street</b>	paved
<b>Alley</b>	none



<b>Alley</b>	none	<b>Price:</b>	<b>\$189,900</b>	<b><del>\$197,000</del></b>
<b>Termite Policy</b>	Action Pest Control	<b>Address of Property</b>	<b>1707 N. Lincoln</b>	
<b>School Dist.</b>	Robinson		<b>Robinson, IL 62454</b>	
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Relocation Properties Management LLC	
<b>Size of Lot</b>	82'x120'	<b>Address:</b>		
<b>Taxes</b>	' 13 \$2,530.94 (1 exemption)			
<b>Approximate Age</b>	1957 + addition ' 05	<b>Phone:</b>		
<b>Equalizer</b>	\$186.00	<b>Listed by:</b>	Erica Hankins	
<b>Tax I.D. #05-4-27-030-013-000</b>		<b>Sign Wanted:</b>	yes	<b>Key # 34 + lockbox</b>
<b>REMARKS:</b>	<b>(All information believed correct, but not guaranteed.)</b>			
Newer furnace & central air ' 12, above ground pool with vinyl fencing, metal roof 2012, newer carpet & paint. Updated kitchen & baths, woodburning fireplace with stone mantle & chimney. Stainless steel appliances & sunroom.				
Desirable location on dead end street. Vinyl fencing around above ground pool w/ deck & brick patio.				

<b><u>LIVING ROOM:</u></b>	18'x15', laminate, ceiling fan w/ light, pendant light
<b><u>FAMILY ROOM:</u></b>	21'x12', carpet, woodburning stone fireplace, ceiling fan w/ light, sliding doors to sunroom
<b><u>SUNROOM:</u></b>	23'x12', (added less than a year ago), indoor/outdoor carpet, door to backyard, ceiling fan w/ light
<b><u>DEN:</u></b>	12'x16', ceiling fan w/ light, carpet
<b><u>KITCHEN:</u></b>	11'x18', irregular, s.s. refrigerator, garbage disposal, vinyl, s.s. flattop range, built-in spice rack, dbl. s.s. sink, Amish cabinets, Lazy Susan, ceiling fan w/ light, recessed light, s.s. dishwasher
<b><u>DINING ROOM:</u></b>	17'x11', vinyl, pendant lighting, pantry closets, door to garage, recessed lights
<b><u>UTILITY ROOM:</u></b>	8'x6', w/d negotiable, closet, shelving
<b><u>SW BEDROOM:</u></b>	10'x13', carpet, wallpaper, ceiling fan w/ light
<b><u>MASTER BR:</u></b>	11'x12', dbl. closets, ceiling fan w/ light, carpet
<b><u>MASTER BATH:</u></b>	7'x9', garden tub w/ Whirlpool, vinyl, toilet, vanity, medicine cabinet w/ lights, overhead light, overhead light w/ fan, shower stall, linen closet
<b><u>NE BEDROOM:</u></b>	13'x11', carpet, closet, ceiling fan w/ light
<b><u>HALL:</u></b>	2 overhead lights, coat closet, linen closet
<b><u>SE BEDROOM:</u></b>	12'x11', carpet, closet, ceiling fan w/ light
<b><u>BATH:</u></b>	5'x10', vinyl, walk-in shower, vanity, toilet, mirrored medicine cabinet w/ lights, overhead light w/ exhaust fan

R - 2.295