

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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## DIRECTIONS:

LISTING # 01649 PA

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Ranch
<b>No. Rms.</b>	5
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	2 1
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	none
<b>Foundation</b>	block
<b>Walls</b>	drywall, plaster, Knotty Pine
<b>Floors</b>	w/w - vinyl
<b>Porch</b>	patio
<b>Roof</b>	shingle
<b>Windows</b>	some replacement
<b>Garage</b>	1 car attached
<b>Exterior</b>	Bedford Stone
<b>Heat/AC</b>	gas FA/CA
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	none
<b>Termite Policy</b>	Anew Trufax
<b>School Dist.</b>	Robinson
<b>Water/Sewer</b>	city/city
<b>Size of Lot</b>	90'x115'
<b>Taxes</b>	' 13 \$2,600.86 (0 exemptions)
<b>Approximate Age</b>	1955
<b>Equalizer</b>	
<b>Tax I.D. #05-4-28-043-072-000</b>	



<b>Address of Property</b>	1206 N. Argus	<b>Price:</b>	<del>\$99,900</del>	<del>\$109,000</del>
	Robinson, IL 62454		<del>\$92,900</del>	<del>\$94,900</del>
<b>Owner:</b>	Richard Wright		<del>\$88,900</del>	<del>\$91,900</del>
<b>Address:</b>	Greg Wright			\$80,000
<b>Phone:</b>				
<b>Listed by:</b>	Gayle McKee			
<b>Sign Wanted:</b>	yes			<b>Key #67 + lockbox</b>

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

Two bedroom ranch in a nice neighborhood with a large family room added on later. Anew Trufax treated home for termites in the past & it has a current policy.

<b>LIVING ROOM:</b>	12'x19', w/w, coat closet, drywall, drapes & sheers
<b>HALL:</b>	linen closet, furnace ' 95, redid with new drywall
<b>SE BEDROOM:</b>	10'x12', hardwood floor, big closet, blinds & curtains, painted Knotty Pine paneling
<b>SW BEDROOM:</b>	12'x11', hardwood, blinds & drapes, ceiling fan w/ light, closet
<b>FAMILY ROOM:</b>	18'x31', w/w, w/d fireplace w/ insert, paneled, ceiling fan, separate heater & AC, patio doors to concrete patio, closets for storage
<b>KITCHEN:</b>	9'x16', vinyl, stove & refrigerator, lots of glass cabinets for display, dbl. s.s. sink, garbage disposal
<b>UTILITY ROOM:</b>	w/d, laundry sink
<b>GARAGE:</b>	1 car attached, opener, new door, stairs to attic, work bench
<b>SHED:</b>	