Crawford County Real Estate, Inc.

1203 W. Main
Robinson, Illinois 62454
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LISTING # 01260

Showing Instructions:
Call for appt.

DIRECTIONS:
Turn S. of Rt. #33, go 1 block, turn right, 2nd house on left (south).

Property Type	1 story	
No. Rms.	6	
	Bedrooms	***Bath***
1st Floor	3	1
2nd Floor		
3rd Floor		
Basement	full	1
Foundation	block	
Walls	plaster/panel	
Floors	carpet	
Porch	L-shaped 13'x15' + 7'x7'	
Roof	shingle 2012	
Windows	storms	
Garage	2 car detached	
Exterior -	asbestos cement shingle	
Heat/AC	Rheem 80 ' 07/CA ' 10	
Water Heater	gas	
Street	paved	
Alley	yes	
Termite Policy	none	
School Dist.	Unit #2	
Water/Sewer	city/city	
Size of Lot	88'x124'	
Taxes	' 16 $1,119.68 (1 exemption)	
Approximate Age	1909	
Equalizer	$152.00	
Tax I.D. #05-4-33-030-007-000		

Price: **$65,000**

Address of Property **905 W. Walnut St.**
Robinson, IL 62454

Owner: John S. Voorheis
Address:
Phone:
Listed by: Anita Moulton
Sign Wanted: yes

Key # 47 + lockbox
back door

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

Older home, but well maintained home. 100 amp breaker box, Woods Basement System waterproofing basement, newer roof, nice areas for the hobbies.

FRONT PORCH:	15'x13 + 7'x7'
LIVING ROOM:	13'x15', w/w carpet, painted walls
DINING ROOM:	13'x14', w/w carpet, ceiling fan w/ light, painted plaster
KITCHEN:	11'x13', kitchen carpet, Birch cabinets, gas range, range hood, side by side refrigerator (ice dispenser in door doesn't work; inside ice maker does work), built-in dishwasher (seller never used, not sure of condition), microwave stays, paneled
SW BEDROOM:	10.5x11.5, w/w, single closet, ceiling fan w/ light
MIDDLE BR:	11.5x13.5, w/w, ceiling fan w/ light, single closet
HALLWAY:	2 ceiling fans w/ lights, whole house ceiling fan, attic access
BATHROOM:	carpet, paneled, oak vanity w/ marble top, triple oak medicine cabinet, tub/shower, exhaust fan, large linen closet
MASTER BR:	12'x14', w/w, painted walls, ceiling fan w/ light, single closet, painted
BASEMENT:	full, block walls, painted walls & floor. Rain guard on entire basement, white plastic on 2 areas of walls collects water if leaks to a trough, which goes to sump pump. Work by Woods Basement and under warranty. Triple Safe 3 sump pump system (2 elec./1 battery), 36" shower (never used), stool & vanity, water filter, washer & dryer hook-up. **STORAGE ROOM:** 5'x9'; **PANTRY:** 3'x5', humidifier stays
GARAGE:	2 car detached, furnace (not using, but worked last used), workbench, desk, peg board, file cabinet. Enclosed walls, open ceiling area, 2 garage door openers w/ remotes, grey locker cabinet reserved, florescent lights

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