

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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**DIRECTIONS:**

705 W. Diane Ct.

LISTING # 02100

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Ranch
<b>No. Rms.</b>	7
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	3   2
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	none
<b>Foundation</b>	block
<b>Walls</b>	drywall
<b>Floors</b>	w/w - vinyl
<b>Porch</b>	front - 2 back decks
<b>Roof</b>	Sept. '06
<b>Windows</b>	thermopane
<b>Garage</b>	2 car attached
<b>Exterior</b>	vinyl
<b>Heat/AC</b>	- Bryant Hybrid ht. pump/CA '12 both
<b>Water Heater</b>	40 gal gas
<b>Street</b>	concrete
<b>Alley</b>	none



<b>Termite Policy</b>	Anew Trufax	<b>Price:</b>	<del>\$199,000</del>	<del>\$215,000</del>
<b>School Dist.</b>	Robinson	<b>Address of Property</b>	705 W. Diane Ct.	\$187,000
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	James & Maureen Hill	
<b>Size of Lot</b>	69+10x130x134.5x124	<b>Address:</b>		
<b>Taxes</b>	'16 \$3,759.36 (2 exemptions)	<b>Phone:</b>		
<b>Approximate Age</b>	1992	<b>Listed by:</b>	Gayle McKee	
<b>Equalizer</b>	\$116.90	<b>Sign Wanted:</b>	yes	<b>Key # 62 + lockbox</b>
<b>Tax I.D. #05-4-28-042-057-004</b>				

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

Very nice 3 bedroom home ready to move into. Lots of oak cabinets in kitchen, range & refrigerator stay, two full baths, family room and deck with hot tub. Bryant Hybrid heat pump, sump pump 2012 under house, pumps water to street. Water softener and filter for whole house. Landscaped nicely.

<b>FRONT PORCH:</b>	concrete
<b>LIVING ROOM:</b>	18'x22.5, w/w carpet, blinds, laminate entry
<b>DINING ROOM:</b>	11'x14', blinds, electric panel in coat closet
<b>SE BEDROOM:</b>	12'x13', w/w, large closet, ceiling fan w/ light, blinds
<b>BATH:</b>	1 piece tub w/ shower, linen closet in hall
<b>NE BEDROOM:</b>	12'x12', w/w, closet, blinds, ceiling fan w/ light
<b>FAMILY ROOM:</b>	10'x17', w/w, blinds, atrium doors to deck, ceiling fan w/ light, blinds, open to kitchen
<b>KITCHEN:</b>	16'x13', lots of oak cabinets, refrigerator, Bosch gas range, dishwasher, microwave convection built-in with vent thru roof, dbl. s.s. sink, vinyl, oven & cabinets with hutch, center island w/ Butcher block stays, solid surface countertops
<b>MASTER BR:</b>	16'x17', w/w, large walk-in closet, ceiling fan w/ lights, blinds
<b>BATH:</b>	1 piece tub w/ shower, linen closet, 3 way mirror
<b>UTILITY AREA:</b>	washer/dryer w/ cabinets above, vinyl, closet
<b>GARAGE:</b>	24'x22', electric opener, attic access
<b>DECK:</b>	10'x10', wood deck & second 10'x12' plus patio with hot tub
<b>STORAGE SHED:</b>	vinyl on skids