

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

LISTING #02628 PA

Showing Instructions:

Call for appt.



Property Type	Contemporary	
No. Rms.	10	
	Bedrooms	Bath
1st Floor	3	2.5
2nd Floor		
3rd Floor		
Basement	1	1
Foundation	poured/ lighted crawl	
Walls	drywall/wallpaper	
Floors	carpet/Cherry hd.wd.	
Porch	coverd 10'x10'	
Roof	30 yr. shingle	
Windows	Andersen	
Garage	2 car att.	
Exterior	brick/vinyl	
Heat/AC	'07 heat pump/central	
Water Heater	40 gal/67 gal.	
Street	paved	
Alley	none	



Termite Policy	Anew Trufax	Address of Property	11482 E. Quail Hollow Dr.	Price:	\$489,900	\$499,900
School Dist.	Robinson		Robinson, IL 62454		\$425,900	\$469,000
Water/Sewer	city/septic	Owner:	Jeff & Renda Tuttle		\$365,900	\$389,900
Size of Lot	.4 acres +/-	Address:				
Taxes	'16 \$7,863.74 (1 exemption)	Phone:				
Approximate Age	1997	Listed by:	Erica Hankins			
Equalizer	\$306.00	Sign Wanted:	yes			Key # 30 + lockbox
Tax I.D. #05-1-27-402-021-000						

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

Well built immaculate home in desirable location close to country club. Finished basement with wet bar, outdoor kitchen & inground pool. New granite & backsplash in kitchen 2011, new carpet in basement 2014, new fixtures throughout. Exterior security soffit lights on adjustable timer. New custom sidewalk in front.

- FAMILY ROOM:** 21'x21', w/w carpet, 2 ceiling fans w/ lights, gas fireplace w/ elec. Ignition, window treatments remain
- BREAKFAST NOOK:** 9'x7', Cherry hardwood, French doors to patio & outdoor kitchen
- KITCHEN:** 13'x12', (octagonal), new granite & glass block backsplash 2011, refrigerator 2010, gas range 2010, convection oven, built-in microwave, dishwasher 2011, garbage disposal, lots of Cherry custom cabinets, Cherry hardwood, under cabinet lighting, built-in wine storage, overhead lighting, glass cabinets w/ spotlight
- NW BEDROOM:** 11'x14', w/w carpet, Cherry trim, large closet, ceiling fan w/ light, pocket door to adjoining bath
- FULL BATH:** 7'x5', carpet, recessed lighting, Cherry linen cabinet & under sink storage, wall mirror remains, new fixtures, pocket door to tub/shower, toilet, Cherry hd. wd., overhead light, exhaust fan, wallpaper
- SW BEDROOM:** 11'x15', w/w carpet, ceiling fan w/ light, Cherry trim, walk-in closet, pocket door to adjoining bath
- UTILITY ROOM:** 12'x5', Cherry hardwood, lots of Cherry cabinets, overhead lighting, laundry sink, w/d remain
- SUNKEN DINING ROOM:** 12'x12', 13' ceiling, w/w carpet, new overhead chandelier, Cherry trim
- SUNKEN LIVING ROOM:** open concept, w/w carpet, floor to ceiling windows for beautiful backyard view, 13' ceiling, ceiling fan w/ light
- FOYER:** open to living room, 17' ceiling w/ chandelier, Cherry hardwood
- OFFICE:** 11'x15', w/w carpet, built-in Cherry desk, wallpaper, ceiling fan w/ light
- HALF BATH:** 6'x7', Cherry hardwood, overhead light, exhaust fan, door to pool/patio, new fixtures
- MASTER BR:** 16'x18', w/w carpet, ceiling fan w/ light, wallpaper, French doors to patio/pool, tray ceiling, Cherry trim, his/her walk-in closets, open to sunken master bath
- MASTER BATH:** 12'x20', jetted garden tub w/ new fixtures, separate water heater underneath, dbl. vanity w/ Cherry cabinets & lots of storage, ceiling fan w/ light, recessed lighting, linen closet, pocket door to toilet, oversized shower

BASEMENT: sump pump w/ battery back-up alarm, lift station, access to crawl, plastic, gravel & lights, water filtration system, 2x6 construction w/ steel beams & 18" insulation

REC ROOM: 17'x32', new w/w carpet 10/14, wet bar w/ fridge, natural Cherry cabinets, sink, vinyl flooring, pendant lighting over bar, recessed lighting on dimmers, built-in desk

STORAGE: 7'x10', soundproofed, concrete floors, recessed lighting

FULL BATH: 9'x3', oversized shower, new carpet, pedestal sink, Cherry linen cabinet, wall mirror w/ lighting, overhead light w/ heat lamp, exhaust fan

BEDROOM: 13'x18', new carpet, dbl. closet, recessed lighting

OUTDOOR

INGROUND POOL: 16'x32', heated & lighted, new liner 2013

OUTDOOR KITCHEN: s.s. fridge, grill, drawers, ceramic tile bar w/ new burners & grill top

PATIO: hot tub remains, ceramic, 3 remote control ceiling fans, alum. fencing, mature landscaping

GARAGE: 22'x25', 2 car attached w/ elec. opener

R - 2.7