

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

N. on Rt. #1 to Hutsonville junction, turn right, continue past school and turn left on 2nd St., property second on right.

LISTING # 01584 PA

+ walk-out addition

Showing Instructions:

Call for appt. - rented



Property Type	Wausau w/ addition
No. Rms.	8
	Bedrooms Bath
1st Floor	4 2
2nd Floor	
Walk-out basement	Family&utility rm. half
Foundation	masonry
Walls	drywall
Floors - hd.wd.	laminat/carp/vinyl/ceramic
Porch	back wood deck 12x16
Roof	shingle
Windows	vinyl replacement sliders
Garage	att. 2 car 24'x24'
Exterior	vinyl
Heat/AC	heat pump /CA
Water Heater	55 gal elec.
Street	paved
Alley	none



Price: ~~\$139,900~~ ~~\$142,900~~

Termite Policy	none	Address of Property	200 N. Second St.
School Dist.	Hutsonville		Hutsonville, IL 62433
Water/Sewer	city/city	Owner:	Monte & Angela Newlin
Size of Lot	2 - 220'x67'	Address:	
Taxes	'16 \$2,664.46 (no exemptions)		
Approximate Age	1998 - addition 2006	Phone:	
Equalizer	\$163.00	Listed by:	Kelli Newlin
Tax I.D. #03-4-29-013-015-000		Sign Wanted:	yes Key # 102 + lockbox

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

Nice location 1 block from school on two city lots. Addition was added in 2006 and offers a huge master bedroom suite with private master bath, a walk-out basement with family room, half bath and utility area. Low maintenance vinyl exterior and all window treatments remain. Lighted crawl space with visqueen and gravel. 200 amp breaker. Attic access in house and garage. Over 2,000 sq. ft. of living area.

LIVING ROOM: 12'x19' w/ ceramic tile entry, hd.wd. laminate 2012, picture window, drapes

DINING AREA/KITCHEN: 18'x10.5, hd.wd. laminate 2012, patio door to deck, vinyl in kitchen 2012, oak cabinets, s.s. sink, dishwasher, electric range, microwave w/ exhaust & refrigerator all remain, pantry 8'x6', vinyl 2012, tub/shower combo., w/d hook-ups w/ oak cabinets above

BATH: 8'x6', vinyl 2012, tub/shower combo., w/d hook-ups w/ oak cabinets above

SW BEDROOM: 11'x9', w/w, closet, vertical blinds

MIDDLE BEDROOM: 10'x11.5, w/w, closet, vertical blinds, border

EAST BEDROOM: 12'x8, w/w, closet, built-in book shelves, vertical blinds, border

MASTER SUITE: 20'x13+, walk-in closet w/ built in organizers, w/w carpet, ceiling fan w/ light, bow window w/ vertical blinds & valance

MASTER BATH: 9.5x11', vinyl 2012, garden Jacuzzi tub, shower w/ seat, exh. fan, dbl. sink w/ Corian countertop, lighted medicine chest

WALK-OUT BASEMENT **HALF BATH:** 5'x7', w/w, vanity, stool

FAMILY ROOM: 13'x17.5, w/w, French doors w/ ceramic entry, border, storage closet

UTILITY ROOM: 12'x9', painted concrete, w/d hook-ups, electric heat pump w/ allegen filtering system, 55 gal elec. water heater, sump pump

GARAGE: 24'x24', attached 2 car w/ electric opener, attic access, 200 amp breaker, water lines available from old water heater

DECK: 12'x16', wood