

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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**DIRECTIONS:**

810 N. Franklin

LISTING # 0942

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Ranch	
<b>No. Rms.</b>	5	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	2	1
<b>2nd Floor</b>		
<b>3rd Floor</b>		
<b>Basement</b>	partial (under all original)	
<b>Foundation</b>	block & poured	
<b>Walls</b>	paneled	
<b>Floors</b>	w/w & vinyl	
<b>Porch</b>	stoop	
<b>Roof</b>	shingle	
<b>Windows</b>	some replacement	
<b>Garage</b>	detached 2 car	
<b>Exterior</b>	vinyl	
<b>Heat/AC</b>	gas FA (2 yrs.)/CA older	
<b>Water Heater</b>	40 gal gas 4 yrs.	
<b>Street</b>	paved	
<b>Alley</b>	none	



<b>Termite Policy</b>	none	<b>Price:</b>	<del>\$54,900</del>	<del>\$57,900</del>
<b>School Dist.</b>	Robinson	<b>Address of Property</b>	810 N. Franklin	<del>\$46,900</del>
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Mark Stephens	<del>\$49,900</del>
<b>Size of Lot</b>	58'x62'+73'x108'	<b>Address:</b>		
<b>Taxes</b>	'16 \$105.04 + \$136.44 (4 exemptions)	<b>Phone:</b>		
<b>Approximate Age</b>	1945	<b>Listed by:</b>	Gayle McKee	
<b>Equalizer</b>	\$65.00	<b>Sign Wanted:</b>	yes	<b>Key # 12 + lockbox</b>
<b>Tax I.D. #05-4-33-021-166-000</b>				
<b>#05-4-33-021-066-001</b>				

**REMARKS:** (All information believed correct, but not guaranteed.) 2 extra lots in back.  
 Appliances & furnishings negotiable. Cute 2 BR home with large lot. Has a detached 2 car garage & 2 small storage buildings, updated wiring, 100 amp service, furnace & water heater about 4-5 yrs. old, extra insulation added in side-walls. Washer/dryer hook-ups available in dining room & basement. Will need new roof before very many years.

- LIVING ROOM:** 11.5x19', w/w, ceiling fan w/ light, drapes, heat vents above, cold air return on floor
- BATH:** vinyl, tub w/ shower, exhaust fan
- BEDROOM:** 11'x13', w/w, closet & built-in drawers & cabinets (plumbing access to shower), shades, paneled, curtains
- FRONT BR:** 11.5x10', w/w, closet, curtains, blinds, paneled
- HALL:** storage cabinets
- KITCHEN:** 10'x11.5, vinyl squares, gas range & refrigerator negotiable, pantry, dbl. s.s. sink
- DINING ROOM:** 12'x11.5, vinyl squares, ceiling fan w/ light, w/d hook-ups, small freezer negotiable
- BASEMENT:** waterproofed, dry except city sewer backed up once may years ago
- 2 SMALL STORAGE SHEDS**
- BACK PORCH:** concrete