

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



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



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

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