

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

LISTING # 0896

Showing Instructions:

Show anytime



Property Type	2-story	
No. Rms.	6	
	Bedrooms	Bath
1st Floor		1
2nd Floor	3	1
3rd Floor		
Basement	full	
Foundation	block	
Walls	new knockdown over plaster	
Floors	- new laminate, new carpet, ceramic	
Porch	covered front & back	
Roof	shingle	
Windows	some replacement	
Garage	2 car detached	
Exterior	vinyl	
Heat/AC	gas FA/CA	
Water Heater	gas 40 gal	
Street	paved	
Alley	none	



Termite Policy	none	Address of Property	401 E. Walnut	Price:	\$99,900	\$105,000
School Dist.	Robinson		Robinson, IL 62454		\$89,000	\$92,000
Water/Sewer	city/city	Owner:	JJC Rentals LLC		\$84,000 w/ \$5,000 buyer allowance	
Size of Lot	60'x128'	Address:				
Taxes	' 16 \$1,750.30 (no exemptions)					
Approximate Age	1924	Phone:				
Equalizer		Listed by:	Erica Hankins			
Tax I.D. #05-4-34-030-075-000		Sign Wanted:	yes			Key # 6 + lockbox

REMARKS: (All information believed correct, but not guaranteed.)
 Lots of character for this home including original woodwork throughout, leaded windows, original hardwood under current flooring with modern updates: new flooring & lighting throughout, new cabinets & countertop in kitchen along with all new plumbing & paint.

Foyer:	8'x12', laminate, overhead light, staircase with original woodwork, coat closet
Living Room:	16'x15.5', laminate, overhead light, leaded glass windows, original woodwork
Dining Room:	15'x14', laminate, overhead light, built-in bench seating at bay window, original woodwork
Kitchen:	15'x12', laminate, overhead light, new cabinets, new countertops, range & refrigerator remain
Full Bath:	9'x6', ceramic, sink with storage, mirrored medicine chest with lighting, stand up shower new toilet, wall sconce
UPSTAIRS	FOYER: 18'x15', new carpet, overhead lighting, original woodwork
Master Bedroom:	21'x10', new carpet, ceiling fan with light, walk-in closet
SW Bedroom:	10'x12', overhead lighting, new carpet, walk-in closet
SE Bedroom:	10'x15.5, overhead lighting, new carpet, closet, original hardwood
Full Bath:	6'x9', laminate, mirrored medicine chest with lighting, newer double sink, tub/shower w/ ceramic, new toilet
Basement:	storage, washer/dryer hook-ups, breaker box
2 car detached:	28'x24'