

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

S. of Robinson on blacktop to about 1/2 mile north of New Hebron.

LISTING # 01836

Showing Instructions:

Call for appt.



Property Type	Ranch	
No. Rms.	6	
	Bedrooms	Bath
1st Floor	3	2
2nd Floor		
3rd Floor		
Basement	full	
Foundation	poured basement	
Walls	drywall	
Floors	w/w - vinyl	
Porch	front/back	
Roof	shingle 2004	
Windows	Andersen dbl. pane	
Garage	2 car in basement	
Exterior	brick	
Heat/AC	gas FA ' 17/CA ' 17	
Water Heater	40 gal gas	
Street	paved	
Alley	none	



Price:	\$199,500	
Address of Property	7454 N. 1075th St.	
School Dist.	Robinson	
Water/Sewer	city/septic	Owner: Margie Beabout
Size of Lot	4.49 acres +/-	Address:
Taxes	' 16 \$1,766.88 (3 exemptions)	
Approximate Age	1977	Phone:
Equalizer	Ameren \$64	Listed by: Gayle McKee
Tax I.D. #05-3-16-301-006-000		Sign Wanted: yes Key # 40 + lockbox

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

All brick home with 4.5 acres and lots of privacy. It has 3 bedrooms, 2 baths & a large living room with a formal dining room. It has a deck in front and one in back with a patio & gazebo. All window treatments will stay. Whole house fan (currently covered with plastic & insulation).

- LIVING ROOM:** 19'x15', w/w, bookcase divider at entry, blinds & curtain scarves, cedar coat closet walk-in with attic access
- DINING ROOM:** 16'x12', w/w, ceiling fan w/ light, built-in storage with counter top, blinds & curtain scarves
- KITCHEN:** 16'x14', vinyl, elec. range, dishwasher, refrigerator, center island, built-in desk & chair, table & chairs, partially papered, washer/dryer in closet stay, large pantry w/ louvered doors
- HALL:** linen closet
- MASTER BR:** 14'x14', w/w, walk-in closet with vinyl floor
- BATH:** tub w/ shower, vinyl, large mirror & dressing area, vanity
- MIDDLE BR:** 11'x12', closet, w/w, bay window with storage under, 1 wall papered
- NE BEDROOM:** 12'x11', closet, w/w, bay window with storage under
- HALL BATH:** tub w/ shower, medicine chest with mirrors, heat lights
- BASEMENT:** wood stove reserved, FAMILY ROOM area paneled, whole house water filter system, 2 storage rooms, plumbed for a bath
- DECK:** 22'x15'
- PATIO:** colored, printed
- GAZEBO:** fan w/ light
- POND:** land goes up to creek, mow most of 4.5 acres, fence to north
- GARAGE:** 22.5x15', 2 car attached, lawn mower & trailer can stay, work room behind