

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

Phone (618) 544-8605 \* Fax (618) 544-9335

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## DIRECTIONS:

LISTING # 0780

**Showing Instructions:**

Call for appt. - rented



<b>Property Type</b>	Bungalow
<b>No. Rms.</b>	4
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	2   1
<b>2nd Floor</b>	
<b>3rd Floor</b>	
<b>Basement</b>	cellar
<b>Foundation</b>	block
<b>Walls</b>	paneled
<b>Floors</b>	carpet/vinyl
<b>Porch</b>	enclosed front
<b>Roof</b>	shingle/tin
<b>Windows</b>	storms
<b>Garage</b>	1 car attached
<b>Exterior</b>	vinyl
<b>Heat/AC</b>	FA/CA
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	yes



		<b>Price:</b>	<del>\$34,500</del>	<del>\$39,900</del>
<b>Termite Policy</b>	none	<b>Address of Property</b>	505 E. Market St.	
<b>School Dist.</b>	Palestine		Palestine, IL 62451	
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Howard & Mary Green	
<b>Size of Lot</b>	60'x142'	<b>Address:</b>		
<b>Taxes</b>	'16 \$1,196.90 (no exemptions)			
<b>Approximate Age</b>	1915	<b>Phone:</b>		
<b>Equalizer</b>		<b>Listed by:</b>	Dan Leggitt	
<b>Tax I.D. #06-4-35-035-007-000</b>		<b>Sign Wanted:</b>	yes	<b>Key # 9 + lockbox</b>
<b>REMARKS:</b>	<b>(All information believed correct, but not guaranteed.)</b>			
	Great investment property or starter home located near park. Has been rented for \$350/mo. Being sold "as is".			
	Trane furnace 2002, new AC compressor April 2017 & sewer line to main replaced 2007.			

<b>ENCLOSED FRONT PORCH:</b>	6'x19'
<b>LIVING ROOM:</b>	13.5x14', carpet, paneling
<b>KITCHEN:</b>	14'x13.5, vinyl flooring, paneling, refrigerator, plywood cabinets
<b>N. BEDROOM:</b>	14'x11.5, carpet, paneling
<b>S. BEDROOM:</b>	11.5x15', carpet, paneling
<b>BATH:</b>	5'x5', tub/shower combo., vinyl flooring
<b>BACK PORCH:</b>	4'x16', washer/dryer, door to storage room & to outside, floor entrance to cellar
<b>STORAGE ROOM:</b>	15'x9', carpet, entrance to garage
<b>GARAGE:</b>	13'x23', 1 car attached, door to back yard