

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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## DIRECTIONS:

11991 N. Deer Path Dr., Quail Hollow

LISTING # 01702 g.f.

**Showing Instructions:**

Call for appt.



<b>Property Type</b>	1.5 story
<b>No. Rms.</b>	9
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	2   1.5
<b>2nd Floor</b>	2   2
<b>3rd Floor</b>	
<b>Basement</b>	full - 1702 sq. ft. 1/2
<b>Foundation</b>	poured concrete
<b>Walls</b>	drywall
<b>Floors</b>	ceramic-w/w-wood-vinyl
<b>Porch</b>	stoop
<b>Roof</b> - shingle ' 12 w/	power vents & sky windows
<b>Windows</b>	dbl. pane (8 new)
<b>Garage</b>	2.5 car attached
<b>Exterior</b>	vinyl 2011
<b>Heat/AC</b>	gas FA/CA
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	none



<b>Termite Policy</b>	none - pre-treated	<b>Price:</b>	<del>\$349,900</del>	<del>\$359,900</del>
<b>School Dist.</b>	Robinson	<b>Address of Property</b>	11991 N. Deer Path Dr.	
<b>Water/Sewer</b>	city/septic	<b>Owner:</b>	Don & Karen Dobe	
<b>Size of Lot</b>	150'x171.8'x240'x218.4'	<b>Address:</b>		
<b>Taxes</b>	' 16 \$5,521.78 (1 exemption)	<b>Phone:</b>		
<b>Approximate Age</b>	1986	<b>Listed by:</b>	Gayle McKee	
<b>Equalizer</b>	\$156.00	<b>Sign Wanted:</b>	yes	
<b>Tax I.D. #05-1-27-402-017-000</b>		<b>Key # 1 + lockbox</b>	Ceramic front entrance,	

**REMARKS:** (All information believed correct, but not guaranteed.)  
 very open concept beautiful 1.5 story home on a large lot with an inground swimming pool, oversized garage, custom made wood frames on mirrors & lots of wood & exposed beams in several areas. 6 panel wood doors, large patio poured, stamped & stained ' 10, maintenance free fence around pool All furniture negotiable. New walks resurfaced ' 13, interior paint ' 16.

<b>ENTRY:</b>	wood floor, hall coat closet
<b>LIVING ROOM:</b>	26'x15.5, w/w carpet outlined w/ wood, wood fireplace w/ gas starter, exposed wood beams, ceiling fan
<b>HALF BATH:</b>	wood floor
<b>KITCHEN:</b>	17.5x12', inlaid, blinds, exposed wood beams, Hi-Mac counter tops, large center island, refrig., elec. range, dishwasher, pantry & microwave
<b>DINING ROOM:</b>	12'x15', inlaid, vertical blinds, open to kitchen
<b>BATH:</b>	tub w/ shower, linen storage
<b>UTILITY ROOM:</b>	Maytag commercial washer & dryer, ceramic floor
<b>S. BEDROOM:</b>	13'x17', w/w, closet, blinds, ceiling fan
<b>N. BEDROOM:</b>	17.5x12.5, w/w, closet, blinds, ceiling fan w/ light
<b>UPSTAIRS:</b>	<b>LOFT:</b> w/w, storage closet <b>HALL:</b> linen closet
<b>MASTER BR:</b>	15'x19.5, w/w, large walk-in closet, blinds, ceiling fan w/ light; <b>MASTER BATH:</b> inlaid squares, sunken tub, shower, cabinet
<b>LIBRARY:</b>	13.5x13', study or nursery off master bedroom
<b>N. BEDROOM:</b>	12.5x18', w/w, ceiling fan, storage area
<b>BATH:</b>	ceramic floor, shower, large walk-in
<b>BASEMENT:</b>	<b>FAMILY ROOM:</b> w/w, custom made bar; <b>REC. ROOM:</b> w/w closet, \$4,000 pool table stays; <b>WORK ROOM:</b> work benches; <b>FURNACE ROOM:</b> sump pump & water heater; <b>HALF BATH</b>
<b>GARAGE:</b>	2.5 car, work benches, refrigerator stays, access to pool
<b>POOL:</b>	Grecian 15.5x32', 3.5 to 8' deep, has auto vac, new piping & heater
<b>R - 2.7</b>	