

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

LISTING # 01508

Showing Instructions:

Call for appt.



Property Type	Modular
No. Rms.	6
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
3rd Floor	
Basement	full unfinished
Foundation	poured concrete
Walls	drywall
Floors	carpet/vinyl
Porch - 7'x17.5; back deck 7.5x16.5	
Roof	shingle
Windows	thermal
Garage	2.5 car detached
Exterior	vinyl
Heat/AC	elec. FA/CA
Water Heater	electric
Street	paved
Alley	none



Termite Policy	none	Address of Property	1501 Willow Dr.	Price:	\$157,000	\$162,500
School Dist.	Robinson		Robinson, IL 62454		\$139,000	\$145,000
Water/Sewer	city/city	Owner:	Robert & Eloise Hoagland			
Size of Lot	75'x123'	Address:				
Taxes	'16 \$2,608.06 (no exemptions)	Phone:				
Approximate Age	2006	Listed by:	Barbara Newlin			
Equalizer		Sign Wanted:	yes			Key # none
Tax I.D. #05-3-04-201-006-000						

REMARKS: (All information believed correct, but not guaranteed.)
 ServPro has completed mold remediation (report in file). Sump pump could not operate due to electricity shut off and water accumulated in basement. New carpet 5/13.

SUNKEN LIVING ROOM:	13.5x20', new carpet to be installed, painted drywall
DINING ROOM:	13.5x10.5, vinyl, chandelier, patio door opens to deck - 7.5x16.5
KITCHEN:	13.5x12', vinyl, island-bar, built-in dishwasher, exhaust fan w/ light, maple cabinets, recessed lighting surrounds cabinetry, garbage disposal, refrigerator, microwave
UTILITY/MUD ROOM:	9.5x10', vinyl, built-in laundry tub w/ maple base cabinet, 200 amp breaker box, w/d hook-up, built-in storage cabinets, back door to deck
HALL:	coat closet
NE BEDROOM:	9.5x13', laminate, walk-in closet, internet & cable hook-ups
WEST BEDROOM:	13'x10.5, carpet, closet
BATH:	vinyl, tub/shower, decorative maple vanity w/ drop in bowl & ceramic tile wrap around, linen cabinet, exhaust fan, mirror w/ vanity lights
MASTER BR:	13.5x16.5, carpet, walk-in closet
MASTER BATH:	10'x13.5, vinyl, built-in linen closet, 36" shower, recessed lighting, oval tub w/ glass block walls, dbl. vanity, large mirror & dbl. vanity lights, exhaust fan, french doors to bedroom
BASEMENT:	58'x26', full, poured floors & walls, sump pump, emergency window
GARAGE:	30'x28', 2.5 car detached, all walls insulated, most of ceiling insulated, garage doors insulated, both w/ openers, 100 amp breaker box