

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

7767 E. Persimmon Lane

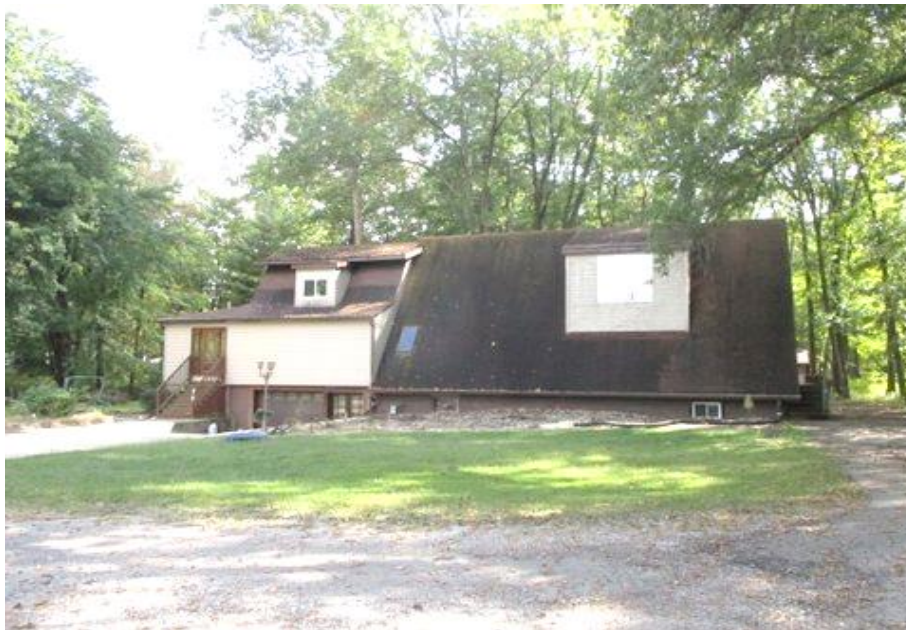
LISTING # 01842 PA

Showing Instructions:

Show anytime



Property Type	A-frame
No. Rms.	7
	Bedrooms Bath
1st Floor	half
2nd Floor	3 half + 1/4
3rd Floor	
Basement	full 1
Foundation	block
Walls	drywall
Floors	laminare-carpet-tile
Porch	10'x16' + 3'x17'
Roof	shingle
Windows	some thermal
Garage	1 car att. + 2 car det.
Exterior	cedar wood & vinyl
Heat/AC	'98 gas FA/CA - 3 yrs.
Water Heater	40 gal gas
Street	paved
Alley	none



Price:	\$95,000
Address of Property	7767 E. Persimmon Lane
School Dist.	Robinson
Water/Sewer	Eaton water/septic
Size of Lot	150'x144'
Taxes	'16 \$2,851.26 (1 exemption)
Approximate Age	1979
Equalizer	Gas-\$75; Elec.-\$147
Tax I.D. #05-0-36-201-024-000	
REMARKS:	(All information believed correct, but not guaranteed.)

An A-frame sitting on a very private lot at end of the street next to a woods. Lots of storage. Attached 1 car garage in basement plus a detached 2 car garage. About 25 yrs. ago plumbing, electrical & gas lines were updated. Property includes some fruit trees and red & white Dogwoods. 6 mo. ago Woods Basement water system installed.

FOYER:	9'x8' + 4'x20', unfinished
E. SUNROOM:	10'x22', wood walls & ceiling with one wall unfinished drywall, newer windows, patio doors at each end
LIVING ROOM:	18.5x30', w/w carpet, cf w/ light, gas log fireplace, built-in shelves, new west wall w/ steel door, thermal window
KITCHEN:	16'x15', laminate floor refrig. & elec. range, space for d.w., dark oak cabinets, cf w/ light, lge. island
DINING ROOM:	16'x18', laminate flooring, hanging light, drywall
DEN/SUNROOM:	20'x9.5, door to back deck, ceiling fan w/ light, walk-in closet, painted walls, French doors into kitchen
HALLWAY:	closet for furnace, CA 2014
UPPER LEVEL:	HALF BATH: ceramic floor, 24" vanity, medicine cabinet, exh. fan hall closet
HALF BATH:	exhaust fan, ceramic tile, pedestal lavatory also 1/4 bath w/ shower only
MASTER BR:	12'x15', w/w carpet, ceiling fan w/ light, walk-in closet, attic access
NE BEDROOM:	15'x16', w/w carpet, ceiling fan w/ light, hanging area for clothes
W. BEDROOM:	15'x20.5, w/w carpet, ceiling fan only, single closet
LOWER LEVEL:	FAMILY ROOM: 17'x30', partially finished, owner has installed new de-watering system by Woods Basement Systems w/ warranty & dehumidifier checked by company, closet w/ sump pump system
ORIGINAL BATH:	was removed, all new fixtures in boxes ready to install (in garage)
UTILITY ROOM:	w/d hook-up, wall cabinets, closet area w/ 100 amp breaker
BEDROOM:	9.5x11', partially finished, closet
GARAGE:	1 car attached, sump pump in corner for garage drain system, w/d hook-up
DETACHED GARAGE:	2 car, new roof 2012

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