

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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**DIRECTIONS:**

204 N. Sunset Blvd.

LISTING #01410

**Showing Instructions:**

Show anytime



<b>Property Type</b>	Ranch	
<b>No. Rms.</b>	6	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	3 or 4	1.5
<b>2nd Floor</b>		
<b>3rd Floor</b>		
<b>Basement</b>	none	
<b>Foundation</b>	block	
<b>Walls</b>	plaster & drywall	
<b>Floors</b>	w/w - tile	
<b>Porch</b>	front	
<b>Roof</b>	shingle 2015	
<b>Windows</b>	replacement 2016	
<b>Garage</b>	2 car attached	
<b>Exterior</b>	vinyl/stone	
<b>Heat/AC</b>	FA/CA	
<b>Water Heater</b>	40 gal gas 2017	
<b>Street</b>	paved	
<b>Alley</b>	none	



<b>Price:</b>	<b>\$147,900</b>	<del><b>\$149,900</b></del>
<b>Address of Property</b>	204 N. Sunset Blvd.	
<b>School Dist.</b>	Robinson	
<b>Water/Sewer</b>	city/city	<b>Owner:</b> Dan Hawkins
<b>Size of Lot</b>	75'x150'	<b>Address:</b>
<b>Taxes</b>	'16 \$2,580.78 (no exemptions)	
<b>Approximate Age</b>	1959	<b>Phone:</b>
<b>Equalizer</b>	\$73.00	<b>Listed by:</b> Gayle McKee
<b>Tax I.D. #05-4-33-010-025-000</b>		<b>Sign Wanted:</b> yes
<b>REMARKS:</b>	<b>(All information believed correct, but not guaranteed.)</b>	

3 bedroom home with a bonus room added on in 1998, which could be another bedroom, rec. room or family room. Drive new in 1995 w/ 6" concrete, fenced in backyard 7/01. 2016 all new improvements: roof, Tempco windows, interior & exterior doors, paint throughout, carpet over original hardwood, tile in kitchen, utility & baths, heated tile in master bath, all new water lines, new Sears 40 gal water heater, total new kitchen with under cabinet lighting, new ceiling fans & light fixtures, new baseboards. New siding on front & lights in closets.

- LIVING ROOM:** 14'x19.5, w/w, ceiling fan w/ light, coat closet
- KITCHEN:** 13.5x18', porcelain tile, all new what cabinets, countertop & pantry
- HALL:** storage room, Coleman furnace & Kenmore water heater
- BATH:** all new heated tile, tub w/ shower, exhaust fan, cabinet w/ sink & faucet, linen closet
- SW BEDROOM:** 14'x10', w/w, ceiling fan w/ light, dbl. closet
- MASTER BR:** 13'x14', w/w, 2 lge. closets, ceiling fan w/ light
- NE BEDROOM:** 13'x12.5, w/w, closet
- FAMILY ROOM:** 22'x15', w/w
- HALF BATH:** ceramic tile & laundry area
- GARAGE:** 19.5x24', cabinets, pull down stairs to attic storage, lots of peg board, work bench
- STORAGE SHED:** 9'x9', on concrete