

# Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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LISTING # 02761.5

**Showing Instructions:**

Call for appt.



**DIRECTIONS:**

Go west of town to 600th St., go north to last house on left before Oak Glen Golf Course

<b>Property Type</b>	Split level
<b>No. Rms.</b>	7
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	half
<b>2nd Floor</b>	3   2
<b>3rd Floor</b>	
<b>Basement</b>	full
<b>Foundation</b>	poured concrete
<b>Walls</b>	plaster
<b>Floors</b>	w/w, ceramic, wood
<b>Porch</b>	screened patio
<b>Roof</b>	shingle ' 01
<b>Windows</b>	dbl. pane
<b>Garage</b>	2 car attached
<b>Exterior</b>	brick & stucco
<b>Heat/AC</b>	elec. heat pump/CA
<b>Water Heater</b>	40 gal elec.
<b>Street</b>	paved
<b>Alley</b>	none



<b>Termite Policy</b>	pre-treated	<b>Price:</b>	<del>\$264,000</del>	<del>\$275,000</del>
<b>School Dist.</b>	Oblong	<b>Address of Property</b>	10906 N. 600th St.	\$236,000
<b>Water/Sewer</b>	city/septic	<b>Owner:</b>	Larry C. Kirts	
<b>Size of Lot</b>	3.8 acres +/-	<b>Address:</b>		
<b>Taxes</b>	' 16 \$3,577.90 (2 exemptions)	<b>Phone:</b>		
<b>Approximate Age</b>	1978	<b>Listed by:</b>	Gayle McKee	
<b>Equalizer</b>	\$130.00	<b>Sign Wanted:</b>	yes	<b>Key # 34 + lockbox</b>

**REMARKS: (All information believed correct, but not guaranteed.)**

Beautiful, secluded home on 3.8 acres +/- with a lake and extra land available. Home has central vac, custom made solid walnut cabinets and bookcases. A portion of the 6 acre lake is on this property.

<b>ENTRY:</b>	entry closet, ceramic, papered
<b>LIVING ROOM:</b>	23'x15', w/w, bow window, drapes, real brick woodburning fireplace (ashes drop to pit below), built-in bookcases, woodbox
<b>DINING ROOM:</b>	13'x12', w/w, drapes
<b>KITCHEN:</b>	20'x13', wood veneer, solid walnut cabinets, Corian type countertops, elec. range, microwave, refrigerator, walk out door to patio with view of lake is sealed, pantry, blinds
<b>HALF BATH + BROOM CLOSET:</b>	
<b>SCREENED PATIO:</b>	15.5x13', concrete floor
<b>UPPER LEVEL:</b>	<b>BATH:</b> w/w, tub w/ shower, large mirror, papered, laundry chute
<b>MASTER BR:</b>	16'x15', w/w, dbl. closet, curtains, dbl. glass doors to small balcony
<b>MASTER BATH:</b>	w/w, papered, shower, large vanity, exhaust fan, heating lamps, storage closet
<b>HALL:</b>	cedar lined linen closet
<b>NE BEDROOM:</b>	12.5x17.5, w/w, dbl. closet, curtains
<b>SE BEDROOM:</b>	12'x11.5, w/w, closet, curtains
<b>FLOORED ATTIC:</b>	30'x13', walk-up floored attic for storage
<b>LOWER LEVEL:</b>	<b>LAUNDRY ROOM:</b> w/d stay; <b>OFFICE AREA:</b> 14'x8', w/w, paneled; <b>FAMILY ROOM:</b> 37.5x15', w/w, paneled, walk-out door, ping pong table reserved, pool table negotiable
<b>BASEMENT:</b>	poured concrete, full under living room, dining room, kitchen & entry hall, 2 sump pumps

100-009  
2.17

200-001  
11.14

200-003  
3.8

34

200-004  
1.5

200-005  
1.5

