

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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Email - ccre@crawford-county.com ** www.crawford-county.com (web site)

DIRECTIONS:

LISTING # 0988 PA

Showing Instructions:

Show anytime



Property Type	Bungalow	
No. Rms.	7	
	Bedrooms	Bath
1st Floor	2 or 3	2
2nd Floor		
3rd Floor		
Basement	none	
Foundation	poured	
Walls	drywall/plaster	
Floors	carpet/vinyl/ceramic	
Porch	enclosed front & back	
Roof	shingle	
Windows	wood w/ storms	
Garage	none	
Exterior	vinyl	
Heat/AC	gas FA/CA	
Water Heater	40 gal	
Street	paved	
Alley	none	



Price: \$ 35,000 "as is"

Termite Policy	none	Address of Property	409 E. Emmons St.
School Dist.	Robinson		Robinson, IL 62454
Water/Sewer	city/city	Owner:	JJC Rentals, LLC
Size of Lot	62'x75'	Address:	
Taxes	'16 \$674.52 (no exemptions)		
Approximate Age	1927	Phone:	
Equalizer		Listed by:	Erica Hankins
Tax I.D. #05-4-03-010-015-000		Sign Wanted:	yes Key # 25 + lockbox

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

Great investment property or starter home. Home has currently been renting for \$600/mo. & has been updated with new carpet, paint & lighting throughout. Corner lot location with option to purchase property behind at 1003 S. King.

FOYER:	10'x7', new carpet, overhead light, closet
OFFICE:	10'x7', new carpet, overhead light
LIVING ROOM:	14'x13.5, new carpet, original woodwork
DINING ROOM:	9'x13', new carpet, overhead light
BATH:	corner shower, sink w/ cabinet, mirrored medicine chest w/ lighting, toilet, vinyl, exhaust fan
KITCHEN:	10'x9.5, ceramic, overhead light, range, refrigerator
N. BEDROOM:	14'x12', new carpet, ceiling fan w/ light, closet
S. BEDROOM:	13'x12', new carpet, ceiling fan w/ light, closet
BATH:	7'x8', vinyl, overhead light, sink, tub/shower, toilet, medicine chest
ENCLOSED BACK PORCH:	15'x5', paneling, carpet, overhead light, w/d hook-up, storage cabinets