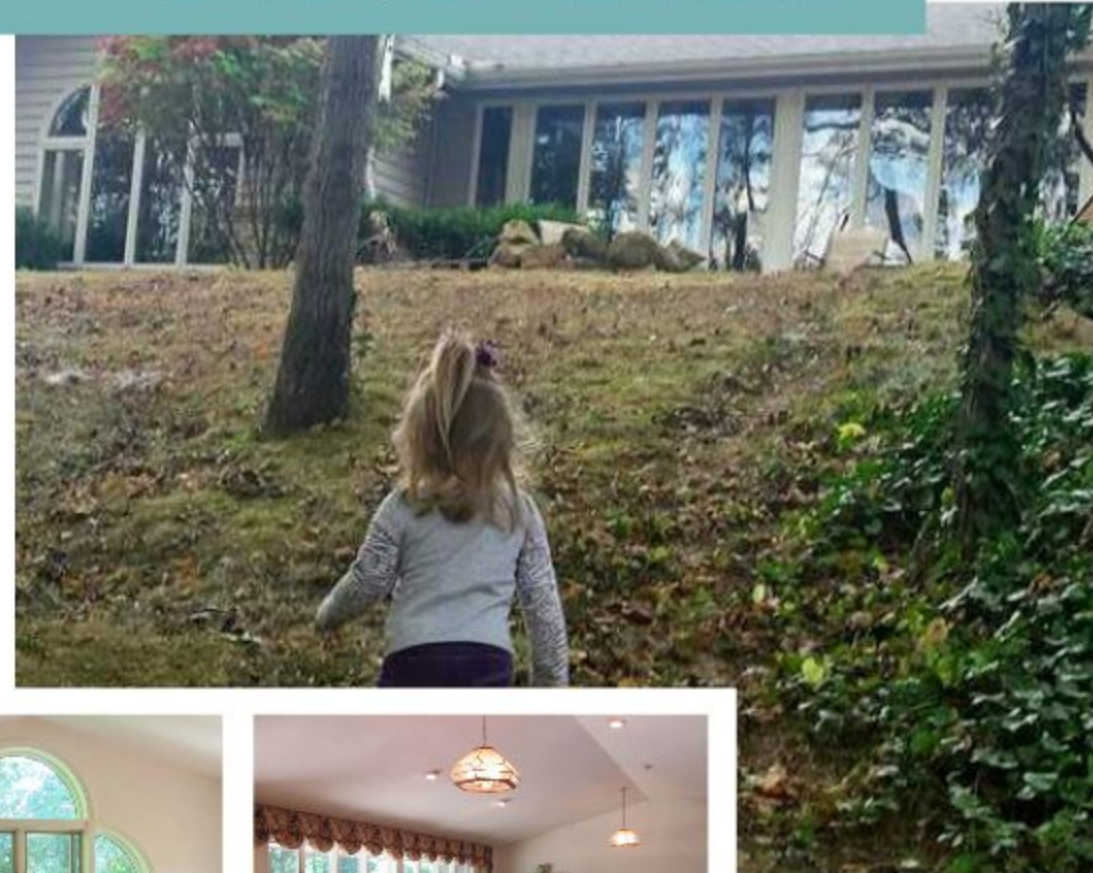


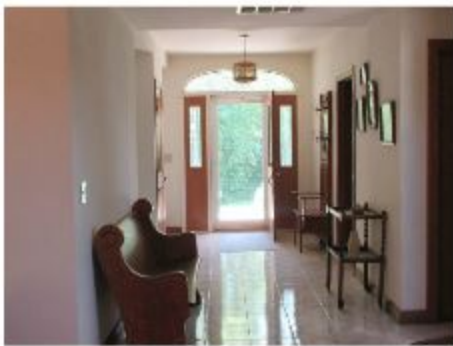
FOR SALE: HOME WITH A VIEW

Nature lover's paradise!!

2x6 wall construction, R21 value insulation along with 4 zone HVAC system ensure cost effective energy usage. Handicap accessible.



\$269,500



~~\$274,900~~

15429 N. 800th St., Robinson, IL 62454

Beautiful private open-concept home on 19 - acre Nature Preserve. Spacious foyer opens into grand living space nestled under 12' cathedral ceilings. Featuring a massive brick fireplace with wall of windows overlooking patio, fire pit & terraced meadow. Master suite includes enormous cedar lined walk-in closet & Jacuzzi tub. The study/library with ornate arched window and expansive built-in desk/shelving doubles as the 2nd bedroom and/or office space. 3rd bedroom boasts attached bath & private entrance. Gorgeous views from the kitchen of the rolling fields & wildlife, expansive counter space, island, custom cabinetry, additional dining space plus office area. The pantry, utility room/mudroom & attached 2 car garage sport built-in cabinetry/shelving systems with tons of storage space. Detached guest suite with huge walk-in closet, work space & half bath includes additional multi-purpose room perfect for an in-home gym, shop or man cave. This gem only needs a few cosmetic updates to be a showcase dream house.

Call to see:
Crawford County Real Estate, Inc.
1203 W. Main St.
Robinson, IL 62454
(618) 544-8605
www.crawford-county.com



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1203 W. Main

Robinson, Illinois 62454

Phone (618) 544-8605 * Fax (618) 544-9335

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

LISTING # 03241

Showing Instructions:

Call for appt.



DIRECTIONS:

Go north on Porterville blacktop from Rt. #33 to 1/2 mile south of Porterville on east side.

Property Type	Ranch	
No. Rms.	6	
	Bedrooms	Bath
1st Floor	3	2
Apartment	1	half
3rd Floor		
Basement	none	
Foundation	block	
Walls	drywall	
Floors	w/w - ceramic	
Porch	front concrete	
Roof	shingle	
Windows	double pane	
Garage	2 car att. + det.	
Exterior	brick/vinyl	
Heat/AC	gas propane/CA	
Water Heater	50 gal gas/30 gal/10 gal	
Street	paved (gravel drive)	
Alley	none	



Termite Policy	Terminix policy	Price:	\$269,500	\$274,900
School Dist.	Robinson	Address of Property	15429 N. 800th St.	
Water/Sewer	city/septic	Owner:	Robinson, IL 62454	
Size of Lot	19.30 acres +/-	Address:	Carrie Finkbiner Estate	
Taxes	'16 \$4,646.08 (3 exemptions)	Phone:		
Approximate Age	1993	Listed by:	Gayle McKee	
Equalizer		Sign Wanted:	yes	Key # 44 + lockbox

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

Beautiful country home in a nature preserve like setting. Lots of extras. Crawl space access master BR closet, guest room closet & outside, solid oak baseboard & 6 panel doors, Andersen windows, well insulated 4 zoned central air & heat. 3' crawl with light, 36" doors, one step to porch and no others even in garage. Propane tank is owned by seller.

Lighted drive with water hydrant.

ENTRY:	ceramic & guest closet
LIVING/DINING ROOM:	40'x16', w/w, spacious room w/ brick fireplace, wood access from outside
BEDROOM OR STUDY:	17.5x15', w/w, closet, built-in large desk and lots of shelves
KITCHEN:	20'x15', large pantry, w/w, built-in desk, lots of oak cabinets, art niche in wall, large closet
BREAKFAST ROOM:	11'x10', off of kitchen, w/w, oak cabinets, formica
FRONT BR:	10'x12', w/w, built-in desk & bookcases, closet
BATH:	tub w/ shower
MASTER BR:	24'x12', walk-in closet w/ 2 cedar walls, w/w, lots of windows
MASTER BATH:	jetted tub, shower, w/w, 2 linen closets
LARGE UTILITY ROOM:	lots of cabinets, washer & dryer, sink, acces to backyard, storage closet, furnace & water heater closet, trash compactor
GARAGE:	attached 2 car, attic access, lots of cabinets, work bench
SHOP/APT.:	20'x20', now an apt., half bath, w/w, walk-in closet, work bench, 220 wall heat & window AC baseboard heat in bath
SHOP:	20'x20', garage & storage
STORAGE SHED:	13'x15'