

Crawford County Real Estate, Inc.

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)

DIRECTIONS:

1404 N. Robb

LISTING # 0988

Showing Instructions:

Call for appt.



| | | |
|----------------------|-------------------------|-------------|
| Property Type | Ranch | |
| No. Rms. | 4 | |
| | Bedrooms | Bath |
| 1st Floor | 2 | 1 |
| 2nd Floor | | |
| 3rd Floor | | |
| Basement | none | |
| Foundation | block | |
| Walls | Knotty Pine/plaster | |
| Floors | hardwood/carpet | |
| Porch | deck | |
| Roof | shingle 2015 | |
| Windows | yes/some thermopane | |
| Garage | 1 car att/1 car carport | |
| Exterior | alum. | |
| Heat/AC | gas FA/CA | |
| Water Heater | 30 gal gas | |
| Street | paved | |
| Alley | none | |



| | | | | | | |
|--------------------------------------|---|----------------------------|--------------------|---------------|---------------------|---------------------|
| Termite Policy | none | Address of Property | 1404 N. Robb | Price: | \$69,000 | \$75,000 |
| School Dist. | Robinson | | Robinson, IL 62454 | | | \$65,000 |
| Water/Sewer | city/city | Owner: | Jane Priest | | | |
| Size of Lot | 65'x120' | | | | | |
| Taxes | '16 \$1,323.30 | | | | | |
| Approximate Age | 1955 | Phone: | | | | |
| Equalizer | \$124.00 | Listed by: | Gayle McKee | | | |
| Tax I.D. #05-4-28-041-066-000 | | Sign Wanted: | yes | Key: | yes | |
| REMARKS: | (All information believed correct, but not guaranteed.) | | | | | |
| | 2 BR home in a very nice neighborhood near schools, churches & hospital. Furnace is a Trane and is 19 yrs. old. | | | | | |
| | Back yard is marked at post on north, south & east, street on west. Newer 19'x10' deck, updated kitchen & bath. | | | | | |
| | Added carport 17'x12.5, concrete drive. Sump pump in crawl. | | | | | |

- LIVING ROOM:** 13'x20.5, w/w carpet, ceiling fan w/ light, gas freestanding stove, hardwood floors under carpet, drapes & blinds
- KITCHEN:** 14.5x8.5, newer inlaid, ceiling fan w/ light, Knotty Pine walls, painted white cabinets, newer countertop, sink & faucet; gas range & refrigerator stay
- S. BEDROOM:** 11.5x11.5, hardwood, vinyl replacement windows, large closet, blinds & sheers
- HALL:** coat closet, whole house attic fan
- N. BEDROOM:** 11.5x12', hardwood floor, large closet, vinyl replacement windows, blinds & sheers
- BATH:** shower, newer vanity, large linen closet, new mirror, sink & toilet replaced, cabinet negotiable
- UTILITY ROOM:** 4.5x14.5, inlaid, Knotty Pine walls, Trane furnace, gas water heater, older washer & dryer negotiable, Knotty Pine walls
- SECOND UTILITY ROOM/STORAGE:** off garage, 5.5x14.5, work shop or storage room, concrete floor, Knotty Pine walls, washer hook-up, heater, vent in that area
- GARAGE:** 19'x14.5, wallboard, 100 amp breaker, new elec. door opener 2015
- CARPOR:** 17'x12.5