

Crawford County Real Estate, Inc.

1203 W. Main

Robinson, Illinois 62454

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DIRECTIONS:

4.5 miles north on Eaton Rd., on east side

LISTING # 01792 + 594 PA

Showing Instructions:

Call for appt.



Property Type	2-story	
No. Rms.	8	
	Bedrooms	Bath
1st Floor	2	1
2nd Floor	1	1
Basement	none	
Foundation	block	
Walls	drywall	
Floors	w/w-ceramic tile	
Porch	4 patios	
Roof	shingle ' 07	
Windows	thermopane	
Garage	3 car att.	
Exterior	brick & vinyl	
Heat/AC	propane FA/CA (4 ton)	
Water Heater	50 gal elec. ' 05	
Street	paved	
Alley	none	
Termite Policy	none	
School Dist.	Robinson	
Water/Sewer	city/septic	
Size of Lot	3.2 acres +/-	
Taxes	' 16 \$5,108.76 (1 exemption)	
Approximate Age	1993	
Equalizer	none	
Tax I.D. #05-1-07-000-002-005		



Price:	\$264,900	\$270,000
Address of Property	14939 N. 800th St.	Robinson, IL 62454
Price:	\$224,900	\$244,900
Owner:	TRC Global Mobility	
Address:		
Phone:		
Listed by:	Gayle McKee	
Sign Wanted:	yes	Key # 2 + lockbox

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

Beautiful country home surrounded by mature trees. Cathedral ceilings, central vac (2 down & 1 up), sweeper stays, gas fireplace, wood fireplace, sump pump, back patio, concrete drive. Norris Elec., Eaton water, seller owns propane tank. Robinson fire district. **BOUNDARIES:** N - telephone pole; S - stake at tree line & bricks on south side of drive; E - to fence at field in back. Installed fence \$25,000 when they purchased home (about 1/3 acre fenced in).

LIVING ROOM:	19'x25', w/w, woodburning fireplace, tile hearth, 3 tiers of windows
FAMILY ROOM:	24'x24', wood parquet floor & carpet, propane gas fireplace
KITCHEN:	12.5x13.5, ceramic tile, center island, elec. range, elec. wall oven, dishwasher ' 14, w/d hook-ups in closet, microwave w/ convection oven, appliances stay, new light
DINING/SUNROOM:	14.5x8.5, ceramic tile, shelves, cabinet stays
N. BEDROOM:	12.5x11.5, w/w, dbl. closet
S. BEDROOM:	10'x14', w/w, dbl. closet
BATH:	lavatory, stool, tub/shower, ceramic tile
UPPER LEVEL:	LOFT: 10'x25', w/w, overlooking living room, ceiling fan w/ light
MASTER BR:	16'x14', w/w, remote control ceiling fan w/ light, 8'x11' walk-in closet
MASTER BATH:	8'x9', ceramic tile, Whirlpool garden tub, separate shower, linen closet; DRESSING AREA: 9'x9' w/ dbl. lavatories, ceiling fan, w/w
COVERED PATIO:	elec. outlets, fan & lights, remote speakers
GARAGE:	3 car, attached w/ openers, light switch for backyard lights, stairs to overhead storage, extra room for work area

Fountain & trellis stay, as do 2 propane tanks owned by sellers. Sellers have replaced since they purchased: stools, upstairs faucets, most windows & doors, insulated garage & put up some drywall, all elec. wiring in attic in conduit, most rooms wired for satellite. Downspouts run away from house. Rex Vault contract \$195/yr. **R - 2.295**