

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
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**DIRECTIONS:**

**Showing Instructions:**  
Call for appt.



Approx. sq. ft.	2,728
Property Type	2-story
No. Rms.	10
	<b>Bedrooms Bath</b>
1st Floor	half
2nd Floor	5 2
Basement	full 1
Foundation	poured concrete
Walls	drywall
Floors	LVP, tile, carpet
Porch	covered front/back deck
Roof	shingle ' 23
Windows	wood frame
Garage	2 car attached
Exterior	brick/aluminum
Heat/AC	2 gas FA/CA
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	.56 acre +/-
Taxes	' 23 \$6,715.74 (1 exemption)
Approximate Age	1972
Equalizer	\$535.00
Tax I.D. #05-4-27-033-061-000	



Price:	<del>\$319,900</del>	<del>\$334,900</del>	<b>\$309,000</b>
Address of Property	503 Robinwood Dr. Robinson, IL 62454		
Owner:	Todd C. & Amanda J. Harris		
Address:			
Phone:			
Listed by:	Erica Lytis		
Sign Wanted:	yes	<b>Key #33 + lockbox</b>	

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

Very spacious home in a quiet subdivision nestled among mature trees. Updated kitchen, mostly finished basement with wet bar & heated, inground saltwater pool with new liner & pump. New roof & gutters in 2023, along with some new fence panels & gates.

<b>ENTRY:</b>	12'x10', LVP, overhead light, 2 closets	LD: 9/20/24
<b>LIVING ROOM:</b>	27'x13', LVP, ceiling fan w/ light, fresh paint, patio doors to back deck	
<b>DINING ROOM:</b>	13.5x12', LVP, chandelier	
<b>KITCHEN:</b>	13.5x18.5, LVP, Quartz countertops, soft close cabinetry, stainless appliances remain, tile backsplash, pull out pantry cabinets, garbage disposal, patio doors to deck	
<b>HALF BATH:</b>	LVP, pedestal sink, low profile toilet, fresh paint	
<b>LAUNDRY ROOM:</b>	15.5x4.5, LVP, overhead light, ceiling fan w/ light, closet, washer/dryer remain	
<b>FAMILY ROOM:</b>	13'x17.5, LVP, woodburning fireplace, built-in bookcases	
<b>UPSTAIRS</b>		
<b>BEDROOM 1:</b>	11.5x12', carpet, ceiling fan w/ light, large closet	
<b>BEDROOM 2:</b>	15'x12', carpet, ceiling fan w/ light, large closet	
<b>BEDROOM 3:</b>	11.5x13.5, carpet, chandelier, double closet	
<b>BEDROOM 4:</b>	10'x10', carpet, overhead light, double closet	
<b>HALL BATH:</b>	vinyl, large vanity sink w/ storage, tub/shower combo., fresh paint	
<b>PRIMARY BR:</b>	13'x18', carpet, ceiling fan w/ light, walk-in closet, double closet	
<b>PRIMARY BATH:</b>	10'x9', tile, large vanity sink w/ storage, walk-in shower w/ tile surround	
<b>BASEMENT:</b>	<b>REC. AREA:</b> 12.5x26', carpet, corner lighting, pool table remains; <b>WET BAR:</b> 12.5x16', vinyl, pendant lighting, double sink, mini fridge, deep freeze remains; <b>MAINTENANCE ROOM:</b> water softener, radon mitigation system, storage & shelves; <b>FULL BATH:</b> vanity sink w/ storage, vinyl, shower; <b>STORAGE ROOM:</b> storage shelves; <b>BONUS ROOM:</b> 9.5x15.5, overhead light, closet	
<b>SHED:</b>	12'x16', 2023	<b>CARPORT:</b> 12'x20', 2024
<b>INGROUND POOL:</b>	saltwater, heated, new liner 2023, new pump 2023, new saltwater cell 2024	