

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - ccre@crawford-county.com

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	1,785
Property Type	Ranch
No. Rms.	7
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
Basement	none
Foundation	block
Walls	drywall/wallpaper
Floors	ceramic tile/hd.wd./carpet
Porch	deck - 15x15
Roof	shingle
Windows	Andersen - Pella
Garage	oversized 2 car att.
Exterior	brick
Heat/AC	gas FA/CA
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	Action Pest Control
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	.47 acre irregular
Taxes	'23 \$5,114.90 (2 exemptions)
Approximate Age	1984
Equalizer	\$212.00
Tax I.D. #05-4-27-034-026-000	



Price: \$315,000

Address of Property	1402 N. Meadowbrook
	Robinson, IL 62454
Owner:	Shirley Callier
Address:	
Phone:	
Listed by:	Anita Moulton
Sign Wanted:	yes Key code + lockbox

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

Very well maintained home in Country Club Meadows. Home is near schools with nice landscaping surrounding the home. Several updates to the bathrooms & kitchen. 3' crawlspace w/ sump pump & 6" covered guttering.

<u>FOYER:</u>	9.5x8.5, ceramic tile, coat closet, chandelier
<u>DEN/DINING:</u>	12'x11.5, hardwood floor, ceiling fan w/ light, entertainment center remains
<u>LIVING ROOM:</u>	17'x19.5, w/w, gas fireplace, ceiling fan w/ light, entertainment center can stay
<u>HALL BATH:</u>	ceramic tile, vanity w/ granite top, vanity lights, walk-in stone shower w/ seat, glass doors, exhaust fan
<u>SE BEDROOM:</u>	11.5x11', w/w carpet, ceiling fan w/ light, double closet, wallpaper, bedroom furniture can stay
<u>SW BEDROOM:</u>	13'x12', w/w carpet, ceiling fan w/ light, walk-in closet
<u>PRIMARY BR:</u>	12'x15', w/w carpet, ceiling fan w/ light, walk-in closet
<u>PRIMARY BATH:</u>	ceramic tile, double linen closet, double bowl vanity w/ granite, walk-in shower w/ glass doors, exhaust fan, double medicine cabinets w/ oval mirrors
<u>BREAKFAST NOOK:</u>	10'x9', hardwood floor, chandelier, wallpaper, Pella sliding door to 15'x15' composite deck
<u>KITCHEN:</u>	10.5x10', hardwood flooring, recessed lighting, under cabinet lighting, lots of cabinetry, 2 Lazy Susans (one w/ glass view), slide out shelves in base cabinets w/ several drawers, elec. range w/ warmer drawer, built-in microwave, side by side refrigerator, dishwasher, all s.s. appliances, hard surface countertops, food pantry
<u>UTILITY ROOM:</u>	ceramic tile floor, washer/dryer remains, wall cabinets
<u>GARAGE:</u>	23.5x25', all paneled walls, newer garage door & opener, pull down stairs w/ floored area over garage, side by side refrigerator remains, Kenetico water softener, furnace in closet, breaker box
<u>STORAGE SHED:</u>	

LD: 10/14/24
R -2.7