

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Show anytime



Approx. sq. ft.	2,000 approx.	
Property Type	Ranch	
No. Rms.	6	
	Bedrooms	Bath
1st Floor	2	1.5
2nd Floor		
Basement	none	
Foundation	block	
Walls	plaster/drywall	
Floors	LVP, vinyl, carpet	
Porch	front patio/back deck	
Roof	shingle 2023	
Windows	vinyl replacement	
Garage	2 car attached	
Exterior	alum. - painted 2024	
Heat/AC	boiler/baseboard/CA	
Water Heater	40 gal gas 2023	
Street	Hwy. #33	
Alley	none	



Termite Policy	Action Pest Control	Price:	\$210,000
School Dist.	Robinson	Address of Property	1602 W. Main St.
Water/Sewer	city/city		Robinson, IL 62454
Size of Lot	163x135	Owner:	Barbara M. Simpson
Taxes	'23 \$2,200 (no exemptions)	Address:	
Approximate Age	1951/2000's	Phone:	
Equalizer	\$150 per seller	Listed by:	Erica Lytis
Tax I.D. #05-4-32-020-001-000		Sign Wanted:	yes Key # 47 + lockbox

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

Many updates completed in the last year for this spacious ranch. New flooring, lighting, doors, fixtures, Quartz countertops, interior & exterior paint, new roof in 2023 & water heater. Great outdoor space with extra large corner lot, front patio & side deck. New exterior doors & vinyl replacement windows.

- LIVING ROOM:** 23'x18', new LVP, fresh paint, built-in shelving
- DINING ROOM:** 12.5x10', new LVP, ceiling fan w/ light, fresh paint
- S. BEDROOM:** 15'x12', new carpet, ceiling fan w/ light, cedar closet
- FULL BATH:** 31'x10', new LVP, new vanity sink w/ storage, medicine cabinet, new fixtures & toilet, linen cabinet, large closet
- N. BEDROOM:** 12'x10', new carpet, ceiling fan w/ light, closet
- MUDROOM:** 14'x10', new LVP, ceiling fan w/ light, storage closet
- HALF BATH:** vinyl, new vantiy sink w/ storage, new fixtures & lighting
- KITCHEN:** 19'x17', new LVP & light fixtures, new Quartz countertops, center island w/ stainless undermount sink, dishwasher, disposal, range remains, built-in microwave, new laundry area off kitchen w/ washer/dryer hook-ups, patio doors to side deck
- BONUS ROOM:** sealed concrete floor, countertop & cabinetry, potential office or workshop
- GARAGE:** 2 car attached, both garage doors & openers are new, sealed concrete, pull down attic access, utility closet w/ new water heater, new whole house filtration system & boiler