

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

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**Showing Instructions:**  
Call for appt.



**DIRECTIONS:** Turn off N. Allen St. onto W. Mefford St. (approx. 3 blocks), house on north side

Approx. sq. ft.	1,889
Property Type	1 story ranch
No. Rms.	8
	<b>Bedrooms Bath</b>
1st Floor	4   2
2nd Floor	
Basement	crawl
Foundation	block
Walls	drywall
Floors	LVP/carpet/vinyl
Porch	front 5x9; back patio 9x11
Roof	50 yr. shingle 2022
Windows	thermal
Garage	2 car attached
Exterior	vinyl
Heat/AC	gas FA/CA
Water Heater	50 gal gas
Street	paved
Alley	none



Termite Policy	pre-treated	Address of Property	1302 W. Mefford St.	Price:	<del>\$389,000</del>	<del>\$395,000</del>
School Dist.	Robinson Unit #2		Robinson, IL 62454		<del>\$369,900</del>	<del>\$379,000</del>
Water/Sewer	city/city	Owner:	Brian & Anna Maissen			
Size of Lot	100x150	Address:				
Taxes	'23 \$4,510.42 (1 exemption)	Phone:				
Approximate Age	2023	Listed by:	Anita Moulton			
Equalizer	\$188.00	Sign Wanted:	yes	Key #	lockbox	
Tax I.D. #05-1-28-300-050-000						

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

Very well maintained home built in 2023 by Drake Homes. Nice quiet cul-de-sac backed up by field that gives a family privacy. Home is near schools, hospital & pharmacy. Blinds throughout, sump pump installed, water softener & filtration systems remains. Hot water circulation pump for quick hot water.

- FOYER:** coat closet
- GREAT ROOM:** 17.5x15.5, LVP flooring, gas fireplace, several recessed lights, TV reserved, exit to back patio w/ French door food pantry in hall area
- KITCHEN AREA:** 9'x13', LVP flooring, recessed lights & pendant lighting, white cabinets, built-in dishwasher, microwave, gas range, refrigerator, breakfast bar
- DINING AREA:** 8.5x12', chandelier, corner cabinet reserved
- PRIMARY BR:** w/w carpet, blinds, ceiling fan w/ light, recessed lighting
- EN SUITE:** vinyl floor, tile walk-in shower, dbl. lavatory w/ separate mirrors & vanity lights, linen cabinet, walk in closet, built in shelves, drawer set reserved
- S. BEDROOM:** 11'x12', w/w carpet, ceiling fan w/ light, single closet, blinds
- HALL BATH:** vinyl, tub/shower, exhaust fan, single vanity
- E. BEDROOM:** 11'x12', w/w carpet, ceiling fan w/ light, double closet, blinds
- N. BEDROOM:** 8.5x11', w/w carpet, ceiling fan w/ light, dbl. closet, blinds
- UTILITY ROOM:** vinyl, washer/dryer, vanity, laundry sink, recessed lighting, wall cabinets
- POCKET OFFICE:** 7'x4.5, LVP flooring, built-in desk, recessed lighting
- MUD ROOM:** bench seat with hat rack & shelf all remain, LVP flooring
- GARAGE:** 200 amp, furnace, water heater, water softener & filtration system in closet, freezer & refrigerator reserved, hatch access to attic