

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
Email - [ccre@crawford-county.com](mailto:ccre@crawford-county.com)

**DIRECTIONS:**

**Showing Instructions:**  
Call for appt.



<b>Approx. sq. ft.</b>	2,320 +/- PA
<b>Property Type</b>	French Country
<b>No. Rms.</b>	7
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	1   1
<b>2nd Floor</b>	3   1
<b>Basement</b>	none
<b>Foundation</b>	slab
<b>Walls</b>	drywall
<b>Floors</b>	LVP/ceramic tile
<b>Porch</b>	patio/deck
<b>Roof</b>	shingle
<b>Windows</b>	Andersen
<b>Garage</b>	2 car attached
<b>Exterior</b>	brick
<b>Heat/AC</b>	gas FA/CA ' 23 both
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	none
<b>Termite Policy</b>	none
<b>School Dist.</b>	Robinson Unit #2
<b>Water/Sewer</b>	city/aeration septic
<b>Size of Lot</b>	.8 acre +/-
<b>Taxes</b>	' 23 \$3,470.14 (1 exemption)
<b>Approximate Age</b>	1976
<b>Equalizer</b>	\$208.00
<b>Tax I.D. #05-3-03-000-028-001</b>	



<b>Price:</b>	<b>\$279,900</b>
<b>Address of Property</b>	<b>102 Connaught</b>
	<b>Robinson, IL 62454</b>
<b>Owner:</b>	<b>Brian &amp; Alex Keener BGRS, LLC</b>
<b>Address:</b>	
<b>Phone:</b>	
<b>Listed by:</b>	Erica Lytis
<b>Sign Wanted:</b>	yes <b>Key # 72 + lockbox</b>

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

Eye catching, solid brick French Country 4 bedroom, 2 bath home situated on a .8 acre +/- lot with a fenced back yard oasis. Many updates completed to include a newly remodeled bath with marble walk-in shower & vessel sink. New HVAC system in 2023, smart water system, Culligan reverse osmosis filtration system, along with new lighting & fresh paint. Rex Vault contract for septic. Hot tub remains.

- FOYER:** 8.5x9.5, LVP, overhead lighting, large closet, fresh paint
- LIVING ROOM:** 13'x23', LVP, fresh paint
- DINING ROOM:** 10'x12.5, LVP, new lighting, fresh paint
- KITCHEN:** Granite countertops, soft close cabinetry, undermount s.s. sink w/ new fixtures, stainless appliances remain, garbage disposal, recessed lighting, furnace closet
- UTILITY ROOM:** LVP, recessed lighting, new cabinetry & counter installed, 200 amp breaker box, **washer/dryer reserved**
- BATH:** remodeled August 2024, LVP, vessel sink, marble walk-in shower, recessed lighting, fresh paint
- BEDROOM:** 14'x13', LVP, large closet
- UPSTAIRS**
- BATH:** tile, solid surface vanity sink, tub/shower combo. w/ tile surround
- MIDDLE BR:** 10.5x10.5, LVP, overhead light, closet
- PRIMARY BR:** 13.5x14', LVP, overhead light, walk-in closet (6'x9'), pull down stairs to attic
- EAST BEDROOM:** 14'x11', LVP, overhead light, closet
- GARAGE:** 18.5x21, 2 car attached, work bench, electric opener
- STORAGE SHED** w/ loft