

**CRAWFORD COUNTY REAL ESTATE, INC.**

1203 W. Main St.  
Robinson, IL 62454

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

**Showing Instructions:**  
Rented - Call for appt.



<b>Approx. sq. ft.</b>	2,501 estimated up & down	
<b>Property Type</b>	1.5 story	
<b>No. Rms.</b>	7	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>		half
<b>2nd Floor</b>	3	1
<b>Basement</b>	half	
<b>Foundation</b>	poured	
<b>Walls</b>	plaster	
<b>Floors</b>	hardwood/carpet/tile	
<b>Porch</b>	covered front & side	
<b>Roof</b>	shingle	
<b>Windows</b>	wood w/ storms	
<b>Garage</b>	2.5 car detached	
<b>Exterior</b>	brick	
<b>Heat/AC</b>	hot water '10/CA-up '10	
<b>Water Heater</b>	40 gal gas	
<b>Street</b>	paved	
<b>Alley</b>	none	



<b>Termite Policy</b>	none	<b>Address of Property</b>	601 W. Main St.	<b>Price:</b>	<del>\$174,900</del>	<del>\$179,900</del>
<b>School Dist.</b>	Robinson		Robinson, IL 62454			
<b>Water/Sewer</b>	city/city	<b>Owner:</b>	Serendipity Homes, LLC			
<b>Size of Lot</b>	70x130	<b>Address:</b>				
<b>Taxes</b>	'21 \$4,010.04 (no exemptions)	<b>Phone:</b>				
<b>Approximate Age</b>	1913	<b>Listed by:</b>	Erica Lytis			
<b>Equalizer</b>	\$281.00	<b>Sign Wanted:</b>	yes			<b>Key # 34 + lockbox</b>
<b>Tax I.D. #05-7-33-041-004-000</b>						

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

Abundance of charm, character & living space in this solid brick 1.5 story home. There is also a basement that features a wet bar, half bath, rec room & potential for additional bedroom. Gorgeous Oak hardwood & original trim & 3 woodburning fireplaces. 2.5 car detached garage with workshop.

- FRONT PORCH:** 27'x6', covered, concrete
- LIVING ROOM:** 27'x14.5, original hardwood & trim, built-in bench seating & cabinet, woodburning fireplace, large built-in mirror over mantle, under stairs storage closet
- DINING ROOM:** 18'x12.5, original hardwood & trim, ceiling fan w/ light, built-in bench seating
- DEN:** 13'x11', original hardwood & trim, ceiling fan w/ light, woodburning fireplace, plantation shutters
- HALF BATH:** 5'x5', tile, pedestal sink, mirrored medicine chest
- KITCHEN:** 13'x12' w/ 5.5x7.5 breakfast nook, original hardwood, dishwasher, appliances remain, abundant cabinetry, can lighting, ceiling fan w/ light
- UTILITY CLOSET:** washer/dryer remain, shelving
- UPSTAIRS**
- HALL:** 14'x5'
- WEST BEDROOM:** 14'x13', carpet, ceiling fan w/ light, large walk-in closet, plantation shutters
- MIDDLE BR:** 15'x16', carpet, ceiling fan w/ light, large walk-in closet, plantation shutters
- SOUTH BEDROOM:** 11'x15.5, carpet, ceiling fan w/ light, large walk-in closet
- FULL BATH:** 11'x10', vinyl, tub/shower combo w/ ceramic surround, large vanity sink w/ storage; **DRESSING ROOM:** 7'x7', built-in vanity w/ makeup lights, built-in linen cabinets
- BASEMENT:**
- STORAGE:** 10.5x10.5, previously used as bedroom, also as a wine cellar; **REC ROOM:** 24'x18.5, woodburning fireplace, wet bar, fresh paint; **HALF BATH:** s.s. sink w/ storage, fresh paint; **MAINTENANCE ROOM:** 12'x13', boiler 2010, 40 gal gas water heater; **STORAGE:** 12'x13', plenty of floor to ceiling shelving
- GARAGE:** 26'x20', brick, electric openers; **WORK SHOP:** 20'x8'

LD: 11/8/22  
R -2.25