

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Approx. sq. ft.	944 main level	
Property Type	Victorian	
No. Rms.	6	
	Bedrooms	Bath
1st Floor		half
2nd Floor	3	1
Basement	full	shower
Foundation	masonry	
Walls	plaster/drywall	
Floors	hardwood/ceramic	
Porch	wrap around front new ' 24/side	
Roof	shingle (back 2019)	
Windows	dbl. hung/some new	
Garage	none	
Exterior	wood	
Heat/AC	boiler ' 22/window	
Water Heater	40 gal gas	
Street	paved	
Alley	none	
Termite Policy	none	Address of Property 405 W. Walnut St.
School Dist.	Robinson	Robinson, IL 62454
Water/Sewer	city/city	Owner: Stan Strohm
Size of Lot	87'x105'	Address:
Taxes	' 22 \$1,825.42 (1 exemption)	
Approximate Age	1900 +/-	Phone:
Equalizer	\$257.00	Listed by: Erica Lytis
Tax I.D. #05-4-33-042-020-000		Sign Wanted: yes Key # CODE

Showing Instructions:
Call for appt.



Price: \$119,900

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

Character abounds in this 2-story Victorian with brand new wrap around porch and new boiler in 2022. Some replacement windows and new drain line. 3 bedrooms, 1.5 bath with half bath being updated recently. Original hardwood and trim. Corner location on a large lot.

LIVING/DINING ROOM: 13.5x29.5, original hardwood & trim, 2 original chandeliers, fireplace has gas line ready for installation, exterior door to side porch

FAMILY ROOM: 12.5x15', original hardwood, ceiling fan w/ light, decorative fireplace (never used)

KITCHEN: 10'x12', vinyl, range & refrigerator negotiable, built-in hutch, ceiling fan w/ light

BREAKFAST NOOK: 9'x11', vinyl, overhead light, new exterior door

HALF BATH: new drywall, vinyl, new vanity, sink, medicine chest

UPSTAIRS

FULL BATH: ceramic, overhead light, clawfoot tub w/ shower, large vanity sink w/ storage, medicine cabinet

NE BEDROOM: 12'x14', hardwood, ceiling fan w/ light, closet

NW BEDROOM: 13'x15', hardwood, ceiling fan w/ light, door to balcony, closet

SW BEDROOM: 9.5x12', hardwood, ceiling fan w/ light, closet

ATTIC: 25'x30, floored

BASEMENT: shower, washer/dryer negotiable, water heater, indoor hot tub negotiable