

**CRAWFORD COUNTY REAL ESTATE, INC.**

1203 W. Main St.  
Robinson, IL 62454

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

**DIRECTIONS:**

**Showing Instructions:**  
Call for appt



<b>Approx. sq. ft.</b>	3,092 + basement	
<b>Property Type</b>	1 1/2 story	
<b>No. Rms.</b>	8	
	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	2	2.5
<b>2nd Floor</b>	2	1
<b>Basement</b>	1 or 2	1
<b>Foundation</b>	poured basement	
<b>Walls</b>	painted	
<b>Floors</b>	carpet/tile/vinyl/lam.	
<b>Porch</b>	front stoop/back patio	
<b>Roof</b>	shingles 2011	
<b>Windows</b>	vinyl double pane	
<b>Garage</b>	2 car attached	
<b>Exterior</b>	stone and vinyl	
<b>Heat/AC</b>	FA/CA	
<b>Water Heater</b>	new in 2020	



<b>Street</b>	paved	<b>Price:</b>	<del>\$485,000</del>	<del>\$499,000</del>
<b>Alley</b>	none	<b>Address of Property</b>	11610 N. 1200th St	
<b>Termite Policy</b>	none		Robinson, IL 62454	
<b>School Dist.</b>	Robinson	<b>Owner:</b>	Heath and Laura Bittel	
<b>Water/Sewer</b>	city/septic	<b>Address:</b>		
<b>Size of Lot</b>	1 acre			
<b>Taxes</b>	'21 \$8,136.82 (1 ex)	<b>Phone:</b>		
<b>Approximate Age</b>	2011	<b>Listed by:</b>	Janette Rosborough	
<b>Tax I.D. #05-1-27-000-023-002</b>		<b>Sign Wanted:</b>	Yes <b>Key # 43 + lockbox</b>	

**REMARKS:** (All information believed correct, but not guaranteed.)  
Beautiful, move-in ready home in a great location close to country club and just a short drive to schools and restaurants. Large backyard is perfect for cookouts and relaxing on patio. The full basement is perfect for guests and additional entertaining room. Basement also provides amazing storage space or can be finished to suit needs.

**ENTRY/DINING RM.:** 18.5' x 12.5', laminate  
**LIVING ROOM:** 12'x12.5', laminate  
**KITCHEN:** 18'x14.5', vinyl, large island with sink and raised eating/serving bar, cooktop, double wall oven, dishwasher, refrigerator, pantry closet  
**BREAKFAST NOOK:** 8.5'x11.5', vinyl  
**FAMILY ROOM:** 15'x16', w/w, fireplace  
**MASTER BR.:** 18.5'x14.5', w/w, large double-sized walk-in closet (15'x6.5') accessed through master bath  
**MASTER BATH:** 13'x14.5', tile, 2-large single vanities w/ linen tower, shower, Jacuzzi tub  
**BEDROOM:** 15.5'x12.5', w/w, walk-in closet, **curtains & rods reserved**; **EN SUITE BATH:** single vanity, tub/shower  
**LAUNDRY:** **washer/dryer reserved**

**UPSTAIRS**

**BEDROOM:** 12.5'x15.5', w/w, walk-in closet,  
**FULL BATH:** 5'x12', vinyl, single vanity, linen closet, tub/shower  
**BONUS ROOM:** 15.5'x25', w/w, large walk-in closet, **curtain & rod reserved**

**BASEMENT:**

**REC ROOM/FAMILY RM.:** 27.5'x22' plus 11.5'x11.5', w/w, acoustical ceiling tiles, **theater equipment & screen reserved**  
**BEDROOM:** 14'x17.5', w/w, double closet, egress window with window seat, **mini-fridge & microwave reserved**  
**FULL BATH:** 7.5'x8', vinyl, shower, large single vanity  
**STORAGE ROOM:** 14.5'x38'  
**BDRM/EXERCISE:** 17'x14.5'  
**GARAGE:** 24'x25' plus 8'x15' workspace area **Playset reserved in backyard**

LD: 9/30/22  
R-2.295