

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Show anytime



Approx. sq. ft.	2,192	
Property Type	2-story	
No. Rms.	9	
	Bedrooms	Bath
1st Floor		1
2nd Floor	4	1
Basement	1	1
Foundation	poured	
Walls	plaster	
Floors	hd.wd./laminated/carpet	
Porch	covered front/back patio	
Roof	shingle	
Windows	wood frame w/ storms	
Garage	2 car det.+1 car det.	
Exterior	aluminum	
Heat/AC	FA/CA	
Water Heater	40 gal gas	
Street	paved	
Alley	none	



Termite Policy	none	Address of Property	405 & 403 S. Franklin St.	Price:	\$139,900
School Dist.	Robinson		Robinson, IL 62454		
Water/Sewer	city/city	Owner:	Chris & Erynn Stifle		
Size of Lot	65x130 (.32 acre +/-)	Address:			
Taxes	' 21 \$1,480.14 (1 exemption) + \$145.66 lot	Phone:			
Approximate Age	1914	Listed by:	Erica Lytis		
Equalizer	\$231.00	Sign Wanted:	yes	Key # 59 + lockbox	
Tax I.D. #05-4-33-043-027-000					
#05-4-33-043-028-000 lot					

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

Roomy family home with approx. 2,200 sq.ft. +/- including an extra lot. Original woodwork & hardwood floors under carpet, gives charm & character throughout. Hot tub (new cover 2021) & dog kennel remains. Concrete pad poured 2021, **fire pit reserved.**

FOYER:	8.5x5', original hardwood, overhead light, built-in bench with storage
PARLOR:	11'x12', original hardwood, overhead light, ornate staircase to upstairs
LIVING ROOM:	19'x14', original hardwood & woodwork, fireplace w/ gas insert, large mantle, overhead light, coat closet
DINING ROOM:	17'x16.5, laminate, original woodwork, overhead light, built-in hutch
BATH:	updated w/ ceramic, corner shower, vanity sink w/ storage, medicine cabinet w/ lighting
KITCHEN:	10.5x14.5, laminate, rustic cabinetry, overhead light, laundry chute
UPSTAIRS	SITTING AREA: 21.5x9', carpet (hd.wd. under), ceiling fan w/ light, large closet
BATH:	carpet, tub, vanity sink w/ storage
NW BEDROOM:	14'x9.5, carpet (hd.wd. under), built-in bench w/ storage & laundry chute, closet
SW BEDROOM:	13'x14', carpet (hd.wd. under), large closet
SE BEDROOM:	12'x12.5, carpet (hd.wd. under), fireplace (condition unknown), closet
SUNROOM:	11'x9', carpet, overhead light
NE BEDROOM:	12'x6.5, carpet, attic access to large floored attic area
BASEMENT:	refrigerator remains, washer/dryer hook-ups, 200 amp breaker box; BONUS ROOM: 13.5x16', carpet, overhead light; STORAGE: 13'x14', BATH: shower, sink, toilet
DETACHED GARAGE:	2 car, 30.5x19.5, storage shelves, refrigerator remains
DETACHED GARAGE:	1 car, overhead storage, work bench reserved , (electric panel not connected - wiring ran & buried behind 2 car garage, needs connected)