

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
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**Showing Instructions:**  
Call for appt.



**DIRECTIONS:**

Approx. sq. ft.	1,796
Property Type	Ranch
No. Rms.	8
	<b>Bedrooms Bath</b>
1st Floor	4   2
2nd Floor	
Basement	none
Foundation	block
Walls	drywall
Floors	LVP/carpet/tile
Porch	front stoop/back deck
Roof	shingle
Windows	vinyl replacement
Garage	2 car attached
Exterior	vinyl
Heat/AC	gas FA/CA (2023)
Water Heater	50 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	90'x120'
Taxes	'23 \$2,807.56 (1 exemption)
Approximate Age	1961
Equalizer	\$272.00
Tax I.D. #05-4-28-040-217-000	



Price:	\$210,000	<del>\$225,000</del>
Address of Property	701 W. Rustic St.	
	Robinson, IL 62454	
Owner:	Phillip B. & Alexis V. Salesman	
Address:		
Phone:		
Listed by:	Erica Lytis	
Sign Wanted:	yes	Key #51 + lockbox

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

Very well maintained 4 bedroom, 2 bath ranch in a quiet neighborhood. Many updates have been completed to include remodeled baths, new flooring throughout, fresh paint & new central air system. Countertops & cabinetry in kitchen have been updated as well. Fenced backyard with composite deck located near schools, hospital & park.

- LIVING ROOM:** 21'x12', new carpet, fresh paint, coat closet
- NW BEDROOM:** 12'x11', new carpet, ceiling fan w/ light, double closet, fresh paint
- FULL BATH:** remodeled 2024, tile, vanity sink w/ storage, tub/shower combo. w/ porcelain surround, linen closet
- SW BEDROOM:** 13'x11', new carpet, ceiling fan w/ light, closet, fresh paint
- SE BEDROOM:** 11'x10', new carpet, ceiling fan w/ light, closet, fresh paint
- KITCHEN:** 12'x10', new LVP, ceiling fan w/ light, apoxy countertops & updated cabinetry, newer stainless appliances remain, garbage disposal, fresh paint
- DINING ROOM:** 11'x17.5, new LVP, new overhead lighting
- FAMILY ROOM:** 11'x22', new LVP, ceiling fan w/ light, woodburning fireplace, built-in shelving & cabinetry, patio door to fenced backyard
- NE BEDROOM:** 11'x11', carpet, ceiling fan w/ light, walk-in closet, fresh paint
- FULL BATH:** vinyl, large vanity sink w/ storage, tub/shower combo., fresh paint
- UTILITY ROOM:** overhead light, newer washer/dryer remain
- GARAGE:** 2 car attached, abundant storage, deep freezer negotiable, electric opener
- SHED:** 8'x10', vinyl
- DECK:** 13'x11', composite