

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

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

**DIRECTIONS:**

**Showing Instructions:**  
Show anytime



Approx. sq. ft.	1,556
Property Type	1.5 story
No. Rms.	7
	<b>Bedrooms Bath</b>
1st Floor	1   1
2nd Floor	3   2
Basement	partial
Foundation	masonry/block
Walls	drywall
Floors	hd.wd./ceramic/carpet
Porch	covered front/side deck
Roof	shingle 2015
Windows	vinyl
Garage	1 car det. 2014
Exterior	vinyl
Heat/AC	FA/CA - 2
Water Heater	2 - tankless
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	76'x90'
Taxes	'22 \$2,434.44 (1 exemption)
Approximate Age	1915
Equalizer	\$481.00
Tax I.D. #05-4-34-010-001-000	



Price: ~~\$172,500~~ ~~\$182,500~~

Address of Property	300 N. Cross St.
	Robinson, IL 62454
Owner:	Nicholas S. & Jessica L. Silverman
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	yes
	Key #72 + lockbox

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

Spacious & tastefully updated 4 bedroom, 3 bath home on a corner lot. Immaculate & truly move-in ready. Newer LVP flooring throughout the upstairs & stairs. 1 car detached garage, along with extra parking pad. Abundant Cherry cabinetry in kitchen & granite countertops. Abundant storage throughout. All appliances remain.

- FOYER:** 9.5x9.5, hardwood, recessed lighting, under stairs storage
- LIVING ROOM:** 16'x19', hardwood, recessed lighting
- DINING ROOM:** 15.5x15.5, hardwood, chandelier, side door to deck
- BEDROOM:** 9.5x12', laminate, ceiling fan w/ light, walk-in closet, en suite bath; **BATH:** ceramic, overhead light, ceramic tiled shower, pedestal sink
- KITCHEN:** 13'x17.5, hardwood, abundant Cherry cabinetry, stainless range, refrigerator & dishwasher remain, recessed lighting, pendant lighting, center island w/ bar stools, granite countertops
- UTILITY ROOM:** 12.5x9', laminate, washer/dryer remain, laundry sink, 200 amp breaker box
- UPSTAIRS** tankless water heater in hall for upstairs
- PRIMARY BR:** 12.5x15.5, newer LVP, ceiling fan, recessed lighting, walk-in closet
- PRIMARY BATH:** ceramic, recessed lighting, dbl. vanity sink, tub/shower combo. w/ ceramic surround & jetted tub, heated floors, wall of cabinets
- N. BEDROOM:** 11.5x12.5, newer LVP, ceiling fan, recessed lights, closet
- BATH:** ceramic, vessel sink, large walk-in shower w/ ceramic surround
- SE BEDROOM:** 11.5x11.5, newer LVP, ceiling fan, recessed lighting
- BASEMENT:** 11'x22.5, drywall, recessed lighting, sump pump; 12.5x91, drywall, recessed lighting, bar, mini fridge remains
- GARAGE:** 22'x12', poured concrete, electric opener