

**CRAWFORD COUNTY REAL ESTATE, INC.**

1203 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.	1,687 PA
Property Type	1 story
No. Rms.	6
	<b>Bedrooms Bath</b>
1st Floor	3   2.5
2nd Floor	
Basement	partial
Foundation	block
Walls	drywall
Floors	hardwood/tile/carpet
Porch	wrap around/back patio
Roof	shingle ' 06
Windows	vinyl replacement
Garage	2 car detached
Exterior	vinyl
Heat/AC	FA/CA 2016
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	74x130
Taxes	' 21 \$2,592.66 (1 exemption)
Approximate Age	1930
Equalizer	see file
Tax I.D. #05-4-34-030-052-000	



**Price:** \$151,000

Address of Property	<u>309 S. Webster St.</u>
	<u>Robinson, IL 62454</u>
Owner:	<u>Austin R. &amp; Kelly L. McLaughlin</u>
Address:	
Phone:	
Listed by:	<u>Erica Lytis</u>
Sign Wanted:	<u>yes</u> <b>Key # 26 + lockbox</b>

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

Corner location for this move-in ready 3 bedroom, 2.5 bath home with fenced yard, wrap around porch & back patio. Spacious rooms, Oak hardwood & tall ceilings. Abundant storage.

- LIVING ROOM:** 16.5x15', Oak hardwood, tile entry, ceiling fan w/ light
- KITCHEN/DINING:** 13'x18', ceramic, Corian countertops, range, refrigerator, built-in microwave & dishwasher remains, glass backsplash, island light, 2 pantry closets
- FAMILY ROOM:** 16'x13', hardwood, ceiling fan w/ light
- HALF BATH:** 5.5x8', ceramic, pedestal sink, laundry closet w/ washer/dryer hook-up, 200 amp breaker box
- BACK ENTRANCE:** 5.5x6', ceramic, large storage closet
- HALLWAY:** 4'x8', Oak hardwood, linen closet
- NW BEDROOM:** 12'x13.5, carpet, ceiling fan w/ light, walk-in closet
- FULL BATH:** 9'x6', ceramic, tub/shower combo., solid surface vanity sink
- MIDDLE BR:** 9'x14', carpet, ceiling fan w/ light, closet, window seat
- MASTER BR:** 14.5x15.5, carpet, ceiling fan w/ light
- MASTER BATH:** 7'x8', pocket door, ceramic, tub/shower combo., solid surface vanity sink, linen closet, walk-in closet
- GARAGE:** 2 car detached, electric opener
- BASEMENT:** partial, accessed from outside, sump pump, water softener