

**CRAWFORD COUNTY REAL ESTATE, INC.**

1203 W. Main St.  
Robinson, IL 62454

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**Showing Instructions:**  
Show anytime



**DIRECTIONS:**

Approx. sq. ft.	1,196
Property Type	Ranch
No. Rms.	5
	<b>Bedrooms Bath</b>
1st Floor	3   2
2nd Floor	
Basement	walk-out half
Foundation	block
Walls	drywall
Floors	engineered hd.wd./ceramic
Porch	wrap around upper/covered back
Roof	shingle 2019
Windows	vinyl
Garage	2 car detached
Exterior	wood
Heat/AC	FA/CA
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	150x190
Taxes	'20 \$2,150.56 (2 exemptions)
Approximate Age	1956
Equalizer	\$131.00
Tax I.D. #05-4-33-011-106-000	



<b>Price:</b>	<b>\$169,900</b>
<b>Address of Property</b>	<b>1009 Tulip Lane</b>
	<b>Robinson, IL 62454</b>
<b>Owner:</b>	<b>Chad D. Rich</b>
<b>Address:</b>	
<b>Phone:</b>	
<b>Listed by:</b>	Erica Lytis
<b>Sign Wanted:</b>	yes <b>Key #24 + lockbox</b>

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

Fantastic location for this 3 bedroom, 2.5 bath remodeled ranch. Too many updates to list. A few include: engineered hardwood flooring, all new kitchen cabinets, countertops & s.s. appliances, remodeled baths, some new lighting, new sump pump, PEX water lines along with new gas lines & drywall.

- ENTRY:** 4'x6.5, engineered hardwood, coat closet, new drywall & wainscoting, overhead light
- LIVING ROOM:** 20'x12', engineered hardwood, new ceiling fan w/ light, new wainscoting & drywall, new picture window, fresh paint
- KITCHEN/DINING:** 19'x11', remodeled 2022 to include all new s.s. appliances, custom soft close cabinetry & rough cut granite countertops, new ceiling fan w/ light
- MASTER BR:** 13'x10', new engineered hardwood, new ceiling fan w/ light
- MASTER BATH:** new ceramic, new toilet, vanity sink, walk-in shower
- MIDDLE BR:** 9'x9.5, new engineered hardwood, patio doors to upper deck, overhead light, closet
- SW BEDROOM:** 12'x9', new engineered hardwood, new ceiling fan w/ light, closet
- FULL BATH:** remodeled to include ceramic, new vanity sink w/ granite top, new lighting, new toilet, tub/shower combo., new soft close linen cabinet doors
- BASEMENT:** **FAMILY ROOM:** 19'x13', tile, patio doors, track lighting, 2nd refrigerator; **UNFINISHED AREA:** 25'x14', storage shelving, track lighting, work station with sink; **LAUNDRY AREA:** 23'x18', new sump pump & PEX water lines, water softener, w/d hook-ups; **HALF BATH**
- GARAGE:** 24'x24', 2 car detached, electric opener, pegboard wall
- GARDEN SHED**