

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.

Robinson, IL 62454

Website - crawford-county.com

Email - crcr@crawford-county.com

DIRECTIONS:

Showing Instructions:

Call for appt.



Approx. sq. ft.	1,716
Property Type	2-story
No. Rms.	8
Bedrooms Bath	
1st Floor	1 half
2nd Floor	3 1
Basement	full unfinished
Foundation	block
Walls	plaster/drywall/panel
Floors	Red Oak wood - Pine
Porch	enclosed 8.5x26.5
Roof	shingle 2016
Windows	single-storms-vinyl
Garage	2 car detached
Exterior	brick
Heat/AC	gas FA/CA 2016
Water Heater	40 gal electric
Street	paved
Alley	none



Termite Policy	none	Address of Property	306 E. Main St.	Price:	\$94,000
School Dist.	Oblong		Oblong, IL 62449		
Water/Sewer	city/city	Owner:	Gage Postlewait		
Size of Lot	42x175	Address:			
Taxes	'21 \$1,384.50 (1 exemption)				
Approximate Age	1900	Phone:			
Equalizer	\$204.00	Listed by:	Anita Moulton		
Tax I.D. #04-4-31-031-043-000		Sign Wanted:	yes	Key:	lockbox back door

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

Charm, location and convenience for the whole family. Red brick 2-story home with several possibilities for additional living space.

- ENCLOSED FRONT PORCH:** 8.5x26.5, wood floors, 2 ceiling fan w/ lights, insulated, heated/cooled
- LIVING ROOM:** 13.5x22', Red Oak floor, plaster walls, wooden coffered ceilings, ceiling fan w/ light, fireplace - original coal not serviceable
- DINING ROOM:** 11.5x13', Red Oak floor, plaster & paneled walls, newer drywall ceiling, plate rail
- BEDROOM/DEN:** 9.5x12', vinyl, dbl. closets, faux bead board, coffered ceilings, newer vinyl windows & one stained glass
- HALF BATH:** pedestal sink, stool, laminate floor 2022, painted walls
- KITCHEN:** 7'x13', Pine floor, some additional kitchen cabinets added, s.s. sink
- MUD ROOM:** 7'x7.5, plaster wall, newer vinyl window
- UPSTAIRS:** **HALLWAY BATH:** slate floor, pedestal tub, rainfall system with wand, dbl. flush elongated stool, mold resistant ceiling recently installed, scored plaster walls, linen closet, Bluetooth exhaust fan
- NE BEDROOM:** 9.5x14', Red Oak floor, plaster & paneled walls, ceiling fan w/ light, built-in storage closet w/ attic access
- NW BEDROOM:** 11'x14', Red Oak floor, painted, new drywall finish, closet
- SW BEDROOM:** 8'x12', Red Oak floor, plaster walls, ceiling fan w/ light, closet; **HALLWAY:** linen closet
- BASEMENT:** unfinished, 5 rooms, all concrete floor, brick walls, dehumidifer; **SW ROOM:** 12'x18', w/d hook-up, shower not used, plumbed for stool; **MIDDLE ROOM:** 13'x22', 40 gal elec. water heater, furnace 12/16; **NW ROOM:** 7'x12'; **NE ROOM:** 9'x13'
- GARAGE:** 2 car detached, concrete floor, newer steel entrance door, door opener (needs adjusted)

LD: 8/1/22

R -2.7