

**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.	2,132
Property Type	Ranch
No. Rms.	8
	<b>Bedrooms Bath</b>
1st Floor	4   2.5
2nd Floor	
Basement	none
Foundation	block
Walls	drywall
Floors	carpet,laminate,vinyl
Porch	covered front/back deck
Roof	shingle
Windows	Andersen
Garage	1.5 att. + att. carport
Exterior	wood
Heat/AC	gas FA/CA
Water Heater	40 gal
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	100'x163'
Taxes	'21 \$2,629.02 (1 exemption)
Approximate Age	1972
Equalizer	\$184.00
Tax I.D. #05-4-03-012-093-000	



Price:	<del>\$99,900</del>	<del>\$129,900</del>
Address of Property	403 E. 14th St.	\$95,000
	Robinson, IL 62454	
Owner:	Adam K. & Erica L. Herr	
Address:		
Phone:		
Listed by:	Erica Lytis	
Sign Wanted:	yes	Key # 72 + lockbox

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

Quiet location for this spacious 4 bedroom, 2.5 bath ranch. Ideal entertaining space in the partially fenced back yard with large deck. Large en-suite master with walk-in closet, some new flooring, fresh paint and all appliances remain. Gorgeous woodburning fireplace in family room.

- LIVING ROOM:** 18'x23', carpet, overhead light
- FAMILY ROOM:** 24'x20', carpet, woodburning fireplace, 2 ceiling fans w/ lights, French doors to rear deck
- KITCHEN/DINING:** 28'x11', laminate, large pantry, all appliances remain, French doors to deck
- HALF BATH:** laminate, vanity sink
- UTILITY ROOM:** 9'x9', laminate, washer/dryer remain
- MASTER BR:** 15.5x16', carpet, ceiling fan w/ light
- MASTER BATH:** 8'x9', laminate, his & hers vanities, stall shower, overhead light, exhaust fan, walk-in closet 6.5x7'
- FULL BATH:** 8'x8', vinyl, vanity sink with lots of storage, tub/shower combo., linen cabinets
- SW BEDROOM:** 11'x11', carpet, ceiling fan w/ light, large closet
- NE BEDROOM:** 9'x12', carpet, ceiling fan w/ light, closet
- GARAGE:** 12'x25', 1.5 car attached, storage shelves, door to carport