CRAWFORD COUNTY REAL ESTATE, INC.
1010 W. Main St.
Robinson, IL 62454
Website - crawford-county.com
Email - ccre@crawford-county.com

Showing Instructions:
Call for appt.

CRAWFORD COUNTY REAL ESTATE (618) 544-8605

DIRECTIONS: Turn off N. Allen St. onto W. Mefford St. (approx. 3 blocks),house on north side

Approx. sq. ft.	1,889	
Property Type	1 story ranch	
No. Rms.	8	
	Bedrooms	***Bath***
1st Floor	4	2
2nd Floor		
Basement	crawl	
Foundation	block	
Walls	drywall	
Floors	LVP/carpet/vinyl	
Porch	front 5x9;back patio 9x11	
Roof	50 yr. shingle 2022	
Windows	thermal	
Garage	2 car attached	
Exterior	vinyl	
Heat/AC	gas FA/CA	
Water Heater	50 gal gas	
Street	paved	
Alley	none	
Termite Policy	pre-treated	
School Dist.	Robinson Unit #2	
Water/Sewer	city/city	
Size of Lot	100x150	
Taxes	' 23 $4,510.42 (1 exemption)	
Approximate Age	2023	
Equalizer	$188.00	
Tax I.D. #05-1-28-300-050-000		

		Price:	~~$389,000~~ ~~$395,000~~
Address of Property	**1302 W. Mefford St.**	**$369,900**	~~$379,000~~
	Robinson, IL 62454		
Owner:	**Brian & Anna Maissen**		
Address:			
Phone:			
Listed by:	Anita Moulton		
Sign Wanted:	yes	***Key #***	***lockbox***

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

Very well maintained home built in 2023 by Drake Homes. Nice quiet cul-de-sac backed up by field that gives a family privacy. Home is near schools, hospital & pharmacy. Blinds throughout, sump pump installed, water softener & filtration systems remains. Hot water circulation pump for quick hot water.

FOYER: coat closet

GREAT ROOM: 17.5x15.5, LVP flooring, gas fireplace, several recessed lights, TV reserved, exit to back patio w/ French door food pantry in hall area

KITCHEN AREA: 9'x13', LVP flooring, recessed lights & pendant lighting, white cabinets, built-in dishwasher, microwave, gas range, refrigerator, breakfast bar

DINING AREA: 8.5x12', chandelier, corner cabinet reserved

PRIMARY BR: w/w carpet, blinds, ceiling fan w/ light, recessed lighting

EN SUITE: vinyl floor, tile walk-in shower, dbl. lavatory w/ separate mirrors & vanity lights, linen cabinet, walk in closet, built in shelves, drawer set reserved

S. BEDROOM: 11'x12', w/w carpet, ceiling fan w/ light, single closet, blinds

HALL BATH: vinyl, tub/shower, exhaust fan, single vanity

E. BEDROOM: 11'x12', w/w carpet, ceiling fan w/ light, double closet, blinds

N. BEDROOM: 8.5x11', w/w carpet, ceiling fan w/ light, dbl. closet, blinds

UTILITY ROOM: vinyl, washer/dryer, vanity, laundry sink, recessed lighting, wall cabinets

POCKET OFFICE: 7'x4.5, LVP flooring, built-in desk, recessed lighting

MUD ROOM: bench seat with hat rack & shelf all remain, LVP flooring

GARAGE; 200 amp, furnace, water heater, water softener & filtration system in closet, freezer & refrigerator reserved, hatch access to attic

LD: 3/29/24
R -2.25