

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - ccre@crawford-county.com

DIRECTIONS: Enter through open gate on Trimble Rd

Showing Instructions:

Call for appt



MOTIVATED SELLER - QUALIFIED BUYERS ONLY



Approx. sq. ft.	6,162
Property Type	1.5/2 story
No. Rms.	9
	Bedrooms Bath
1st Floor	1 1.5
2nd Floor	3 3
Basement	1
Foundation	partial basement/crawl
Walls	Walnut panels/wallpaper
Floors	carpet/tile/vinyl/lam.
Porch	open front/side porch
Roof	tile
Windows	original grand window/replacement
Garage	att. 2 car/att. carport/det. 4 car
Exterior	stone
Heat/AC	2013 geothermal-5 zones
Water Heater	50 gal gas & 50 gal elec.
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/septic
Size of Lot	11.6 acres +/-
Taxes	'21 \$12,276.74 (1 exemption)
Approximate Age	1932
Utility average	\$249.00
Tax I.D. #05-1-27-000-028-000	

Price:	\$690,000	\$725,000
Address of Property	11266 N. Trimble Rd.	
	Robinson, IL 62454	
Owner:	Les and Kandle Dart	
Address:		
Phone:		
Listed by:	Janette Rosborough	
Sign Wanted:	no	Key: NONE

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

One of a kind estate with beautiful, original woodwork and architecture throughout. 4 large bedrooms, each with private ensuite provide options for this home to be used as personal residence, bed and breakfast and/or event venue. Property grounds include various flower gardens, vegetable garden, fruit orchard w/large variety of trees and a large pond. **DOCK UNSTABLE - DO NOT WALK ON. Marble urn, lamps & elephants around porch reserved;** all other furnishings negotiable.

MAIN FLOOR

- FOYER:** 7.5'x12', tile, coat closet, pocket door to Great Room
- GREAT ROOM:** 32'x20.5', carpet, 48" chandelier w/ electric motor to raise/lower plus 11'x20.5' entry/landing
- LIBRARY:** 14'x21.5', carpet, fireplace w/gas insert (not used recently), built-in bookcase, door to porch
- HALLWAY:** **POWDER ROOM:** single vanity, tile; elevator to 2nd floor functionable - **DO NOT USE DURING SHOWINGS**
- DINING:** 15'x19', carpet, original pocket doors
- KITCHEN:** 12'x12.5', tile, appliances remain, step down to back entrance - **WATCH YOUR STEP:** garage & basement access
- BREAKFAST NOOK:** 8.5x21', tile
- COTTAGE ROOM:** 13.5'x15.5' + 25'x10' sitting area w/ woodburning fireplace (not used recently), entry door from porch, small kitchenette in walk-in closet, add'l walk-in closet; **BATH:** large single vanity, shower can fit 2 cars tandem; side entrance to house with access to basement and main floor
- CARPOR:**

SECOND FLOOR

- JULIET ROOM:** 18'x15.5', carpet, walk-in closet, Juliet balcony overlooking Great Room, ensuite
- THE WHITE ROOM:** 10.5'x15' + 9'x17' sitting area, small & large closet; **BATH:** vinyl, pedestal sink, tub/shower, linen closet
- LAUNDRY ROOM:** 9.5'x12', carpet, washer/dryer negotiable, cabinets w/sink, built-in shelving
- MASTER SUITE:** 12.5'x22.5', carpet, 3 small closets, access from upstairs hall or from balcony (overlooking Great Room, exterior door to upper balcony (above sunporch); **BATH:** shower, soaking tub, large vanity, walk-in closet; **DRESSING ROOM/PRIVATE OFFICE:** 11.5'x18.5', built-in shelving, closets secondary washer/dryer, utility sink, water softener, upright freezer & deep freeze negotiable

BASEMENT:

LD: 5/28/22

R -2.25

To: Janette Rosborough
Subject: FW: Home improvement

Home improvement

1. Geothermal for heating/cooling
2. Electrical upgrade
3. Replaced copper valley in the roof:
4. Tuck points around the chimney and around the house
5. Releading on the great window
6. Refurbished the balcony door & entrance gate
7. Resculpting the dam by the pond and the outlet
8. Tree removals and landscape
9. Water softener & plumbing (new sewer lines to the septic & upgrades, etc.)
10. New floor on the balcony
11. New floor on the bathrooms and cottage room
12. Replaced the post on the back porch and repainted the porches, kitchen, cottage room, garage door
13. Front door canopy replacement
14. Windows treatment (curtains & shades)
15. Custom made 2 Lion limestone sculptures
16. Mini orchard with different variety of cherry trees , apple trees, peach trees, pear trees.