

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.



DIRECTIONS:

S. on State Hwy. #1 to 1490 N (Wildwood Rd.), turn right.

Approx. sq. ft.	1,849
Property Type	Ranch
No. Rms.	6
	Bedrooms Bath
1st Floor	3 1.5
2nd Floor	
Basement	full unfinished
Foundation	block
Walls	drywall
Floors	LVP, ceramic, hd. wd.
Porch	front stoop/side patio
Roof	shingle
Windows	mostly vinyl replacement
Garage	2 car att./2 car det.
Exterior	alum./brick
Heat/AC	boiler/CA
Water Heater	40 gal gas
Street	paved
Alley	none



Termite Policy	none	Address of Property	Price:	\$215,000
School Dist.	Lawrenceville			
Water/Sewer	well/septic	13811 Wildwood Rd.		
Size of Lot	1 acre +/-	Lawrenceville, IL 62439		
Taxes	'22 \$1,526.00 (1 exemption)	Owner:		
Approximate Age	1964	Address:		
Equalizer		13811 Wildwood Rd.		
Tax I.D. #06-24-400-003		Lawrenceville, IL 62439		
		Phone:		
		618-445-7735		
		Listed by:		
		Erica Lytis		
		Sign Wanted:		
		yes		
			Key #33 + lockbox	
			OCN	

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

Situated atop a hill with the countryside for a backdrop, this well built 2 owner home has been recently remodeled along with a recently built 24'x36' pole building. 3 bedroom, 1.5 baths with a bonus room above attached garage with potential for a 4th bedroom. Updates include new LVP flooring, lighting, remodeled kitchen & remodeled full bath, new trim, interior & exterior doors & vinyl replacement windows. City water available at the road.

ENTRY:	13'x4', LVP, overhead light, coat closet
LIVING ROOM:	13.5x21', LVP, gas fireplace, sliding doors to covered side patio
DINING ROOM:	9.5x10', LVP, chandelier
KITCHEN:	14.5x14', LVP, recessed lighting, ceiling fan w/ light, Corian topped peninsula w/ cabinetry, new soft close cabinetry, subway tile backsplash, refrigerator, dishwasher, built-in microwave remains, range reserved
PRIMARY BR:	19'x14', LVP, ceiling fan w/ light, dbl. closet
FULL BATH:	10.5x7', ceramic, large vanity w/ vessel sink & storage, tub/shower combo. w/ new surround, vanity lighting, exhaust fan
MIDDLE BR:	11'x10', original hardwood, overhead light, closet
NW BEDROOM:	12.5x11.5, original hardwood, overhead light, closet, en suite HALF BATH: 4.5x5.5, vanity sink w/ storage, new lighting
UTILITY/ENTRY:	8'x14', LVP, overhead light, storage closet, washer/dryer remain
BONUS ROOM:	23.5x14', potential 4th bedroom, original hardwood, fresh paint, 2 storage closets, attic access
BASEMENT:	shower does not function, water heater, boiler, well pump (switch recently replaced), potential to be finished
GARAGE:	25'x24', 2 car attached
POLE BUILDING:	24'x36', 2 car w/ workshop, poured concrete, 100 amp breaker, heater, work benches remain, electric openers, built Fall 2022
	COVERED SIDE PATIO: 7.5x13.5