

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Approx. sq. ft.	2,168 total	
Property Type	2-story	
No. Rms.	10	
	Bedrooms	Bath
1st Floor		half
2nd Floor	4	1
Basement	full	
Foundation	poured & masonry	
Walls	plaster	
Floors	original hd.wd./vinyl plank	
Porch	covered front/side, back deck	
Roof	shingle	
Windows	vinyl replacement	
Garage	2 car detached	
Exterior	vinyl	
Heat/AC	hot water/CA	
Water Heater	40 gal gas	
Street	paved	
Alley	none	



Showing Instructions:
Call for appt.



Price: \$159,900

Termite Policy	none	Address of Property	405 E. Pine St. & 504 E. Railroad St.
School Dist.	Robinson		Robinson, IL 62454
Water/Sewer	city/city	Owner:	John A. & Sara J. Atteberry
Size of Lot	95x195 + 95x65	Address:	
Taxes	'21 \$2,248.36 (1 exemp.) + \$114.08 lot		
Approximate Age	1925	Phone:	
Equalizer		Listed by:	Erica Lytis
Tax I.D. #05-4-34-030-023-000		Sign Wanted:	yes
#05-4-34-030-023-002 lot			Key # 26 + lockbox

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

Abundant charm & character for this 4 bedroom, 1.5 bath. With over 2,100 sq.ft., there is plenty of space for a growing family. Original hardwood & woodwork throughout with spacious rooms to include formal parlor & dining room. Inviting sunroom & back deck is ideal for outdoor entertainment inside the fenced backyard. Extra lot being sold with home is great for RV or boat parking.

- PARLOR:** 15'x11', original hardwood, fireplace (condition unknown), chandelier
- LIVING ROOM:** 15'x13', original hardwood & woodwork, ceiling fan, pocket doors to dining room
- DINING ROOM:** 19'x14', original hardwood & woodwork, decorative chandelier, door to covered side porch
- OFFICE:** 8'x12', original hardwood & woodwork, new ceiling fan w/ light, built-in shelves, lge. closet w/ laundry chute
- HALF BATH:** vinyl, vanity sink, fresh paint
- KITCHEN:** 17'x12', original hardwood, double sink w/ garbage disposal, pantry, breakfast bar in dining area, ceiling fan w/ light, appliances remain (will be replaced w/ black s.s. appliances)
- SUNROOM:** 13.5x11', vinyl plank, ceiling fan w/ light, heater
- UPSTAIRS**
- NE BEDROOM:** 12'x12', original hardwood, ceiling fan w/ light, clothes racks reserved, dresser remains
- NW BEDROOM:** 15'x12', original hardwood, ceiling fan w/ light, closet, fresh paint
- MIDDLE BR:** 14'x14', original hardwood, ceiling fan w/ light, closet, fresh paint
- HALL:** original hardwood, large closet w/ pull down attic
- SE BEDROOM:** 12'x14', original hardwood, ceiling fan w/ light, 2 closets, remodeled, weight bench stays
- FULL BATH:** vinyl, tub/shower combo., solid surface vanity sink, medicine chest, large closet w/ storage & laundry chute
- BASEMENT:** washer/dryer hook-ups, 2 sump pumps, water softener, 200 amp breaker box, boiler, water htr. ' 18
- GARAGE:** 2 car detached, electric opener, shelving
- 504 E. RAILROAD** concrete slab, used for RV parking

LD: 6/20/22
R -2.7