

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

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**Showing Instructions:**  
Show anytime



**DIRECTIONS:**

|                 |                         |
|-----------------|-------------------------|
| Approx. sq. ft. | 1,642                   |
| Property Type   | 1.5 story               |
| No. Rms.        | 8                       |
|                 | <b>Bedrooms Bath</b>    |
| 1st Floor       | 1   2                   |
| 2nd Floor       | 2                       |
| Basement        | partial                 |
| Foundation      | block                   |
| Walls           | drywall/plaster         |
| Floors          | LVP/carpet/hd.wd.       |
| Porch           | covered front/back deck |
| Roof            | shingle/garage metal    |
| Windows         | vinyl replacement       |
| Garage          | 2 car attached          |
| Exterior        | vinyl                   |
| Heat/AC         | FA/CA                   |
| Water Heater    | 40 gal gas              |
| Street          | paved                   |
| Alley           | north side              |



|                               |  |                     |                     |        |           |                      |
|-------------------------------|--|---------------------|---------------------|--------|-----------|----------------------|
| Termite Policy                | none                                     | Address of Property | 510 E. LaMotte St.  | Price: | \$119,900 | <del>\$124,900</del> |
| School Dist.                  | Palestine                                |                     | Palestine, IL 62451 |        |           |                      |
| Water/Sewer                   | city/city                                | Owner:              | Raymond Warfel, Jr. |        |           |                      |
| Size of Lot                   | 2 @ 60'x142'                             | Address:            |                     |        |           |                      |
| Taxes                         | '23 \$1,944.92 (1 exemp.) + \$115.90 lot |                     |                     |        |           |                      |
| Approximate Age               | 1900 +/-                                 | Phone:              |                     |        |           |                      |
| Equalizer                     | \$253.00                                 | Listed by:          | Erica Lytis         |        |           |                      |
| Tax I.D. #06-4-35-035-052-000 |  | Sign Wanted:        | yes                 |        |           | Key # 34 + lockbox   |
| #06-4-35-035-051-000          |  |                     |                     |        |           |                      |

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

Spacious 3 BR, 2 bath, 1.5 story home with replacement windows & vinyl exterior. Spacious en-suite primary bedroom with vaulted ceiling & large walk-in closet. There is also a large family room with access to the large covered deck & back yard with fruit trees. The home sells with a second lot that makes the outdoor space great for kids & entertaining.

|                      |  |
|----------------------|--|
| <b>ENTRY:</b>        | LVP  |
| <b>LIVING ROOM:</b>  | 11.5x12', LVP  |
| <b>KITCHEN:</b>      | 15.5x11', LVP, built-in gas range, built-in oven, refrigerator   |
| <b>DINING ROOM:</b>  | 15.5x11', LVP, ceiling fan w/ light  |
| <b>FULL BATH:</b>    | vinyl, vanity w/ vessel sink, tub/shower combo.  |
| <b>PRIMARY BR:</b>   | 15.x13.5, carpet, vaulted ceiling, ceiling fan w/ light, sliding doors to back deck, walk-in closet (8.5x11.5)   |
| <b>PRIMARY BATH:</b> | vinyl, double vanity sink w/ storage, mirrored medicine chest, large walk-in shower with seating                 |
| <b>FAMILY ROOM:</b>  | 31'x14', carpet, ceiling fan w/ light, sliding doors to covered deck   |
| <b>UPSTAIRS</b>      |  |
| <b>E. BEDROOM:</b>   | 10'x13', original hardwood, ceiling fan w/ light, closet   |
| <b>W. BEDROOM:</b>   | 10'x13', original hardwood, ceiling fan w/ light, 2 closets  |
| <b>OFFICE:</b>       | 8.5x7', original hardwood  |
| <b>BASEMENT:</b>     | washer/dryer remain, water softener not installed, but will remain, water filtration system, 200 amp breaker box |
| <b>GARAGE:</b>       | 2 car attached, electric opener, work benches remain   |