

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - c cre@crawford-county.com

DIRECTIONS:

Showing Instructions:
Show anytime



Approx. sq. ft.	1,344
Property Type	Ranch
No. Rms.	6
	Bedrooms Bath
1st Floor	4 2
2nd Floor	
Basement	none
Foundation	block
Walls	drywall
Floors	hardwood/vinyl
Porch	stoop
Roof	shingle 2018
Windows	vinyl replacement
Garage	attached carport
Exterior	vinyl
Heat/AC	gas FA/CA
Water Heater	50 gal gas ' 22
Street	paved
Alley	none



Termite Policy	none	Address of Property	606 & 604 E. Plum St.	Price:	\$69,900	\$77,000 "AS IS"
School Dist.	Robinson		Robinson, IL 62454			\$63,000
Water/Sewer	city/city	Owner:	William D. Fancil			
Size of Lot	59'x76'; 40'x130'; 40'x114'	Address:				
Taxes	' 22 \$980.42 (1 exemption); \$124.42; \$106.16	Phone:				
Approximate Age	1935	Listed by:	Erica Lytis			
Equalizer	\$186.00	Sign Wanted:	yes			Key # 88 + lockbox

REMARKS: (All information believed correct, but not guaranteed.)
This 4 bedroom, 2 bath home is situated on 3 lots with a large primary bedroom with en-suite bath. Some updates will need to be completed, but materials will be left to do so. (Siding, drywall, fence panels, some fixtures) Roof replaced 2018, water heater 2022, new furnace motor 2023, along with AC being recently serviced.

- LIVING ROOM:** 11'x14.5, hardwood, ceiling fan w/ light, closet
- KITCHEN:** 13.5x17', vinyl, smooth top range (1 yr.), refrigerator (1 yr.), dishwasher, garbage disposal, overhead lights
- SE BEDROOM:** 10'x13.5, hardwood, overhead light, closet with furnace
- FULL BATH:** vinyl, tub/shower combo., pedestal sink, medicine cabinet
- NE BEDROOM:** 10'x10', hardwood, ceiling fan w/ light
- WEST BEDROOM:** 10.5x12', hardwood, overhead light, closet w/ water heater
- PRIMARY BR:** 12.5x15', vinyl, ceiling fan w/ light, walk-in closet (6x13)
- PRIMARY BATH:** 9'x14', vinyl, jetted tub, corner shower, vanity sink, washer/dryer hook-ups