

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	1,364
Property Type	Ranch
No. Rms.	7
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
Basement	none
Foundation	masonry
Walls	drywall
Floors	w/w/laminate/vinyl
Porch	stoop/back deck
Roof	comp. shingle
Windows	replacement
Garage	1 car attached
Exterior	vinyl
Heat/AC	gas FA/CA
Water Heater	40 gal
Street	blacktop
Alley	none



Termite Policy	Action Pest Control	Address of Property	1612 W. Pine St.	Price:	\$135,000	\$129,900
School Dist.	Robinson		Robinson, IL 62454			
Water/Sewer	city/city	Owner:	Jerry & Marjorie Waggoner			
Size of Lot	100x99.31	Address:				
Taxes '22	\$1,474.78 hse. (2 exemptions)	Phone:				
Approximate Age	1975	Listed by:	Bill Rosborough			
Equalizer		Sign Wanted:	yes			Key # 33 + lockbox
Tax I.D. #05-1-32-402-003-000						
	#05-1-32-402-005-000 extra lot					

REMARKS: (All information believed correct, but not guaranteed.)
 Low traffic dead end street is where this attractive 3 bedroom, 2 bath ranch is located. Family room could be turned back into garage giving a 2 car attached garage if preferred. Relax in the porch swing on the covered back deck. Located within the city limits with the feel of being in the country.

- LIVING ROOM:** 13.5x22', w/w
- KITCHEN/DINING:** 12'x23', vinyl, electric range, refrigerator, microwave, ceiling fan w/ light
- UTILITY ROOM:** 13'x7', w/w, new electric 40 gal water heater, **washer/dryer reserved**
- FAMILY ROOM:** 21.5x10', w/w, paneled, closet, furnace room
- BEDROOM:** 14.5x10', Pergo flooring, walk-in closet - 4.5x8.5
- MIDDLE BR:** 10.5x14', laminate, closet
- BATH:** 11'x5', vinyl, Whirlpool tub, vanity
- PRIMARY BR:** 10'x12.5, laminate, closet; **BATH:** 5.5x8', vinyl, shower, vanity
- GARAGE:** 10.5x30', 1 car attached - 2nd bay was turned into family room. Could go back to 2 car.



LD: 8/21/23
R -2.7

EXTRA LOT

