

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

Showing Instructions:

Show anytime



DIRECTIONS:

Approx. sq. ft.	1,204	
Property Type	1 story	
No. Rms.	5	
	Bedrooms	Bath
1st Floor	2	1
2nd Floor		
Basement	full 1	1
Foundation	block	
Walls	paint/paper/panel	
Floors	carpet/vinyl	
Porch	encl. front/screened back	
Roof	shingle	
Windows	replacement	
Garage	det. 2 car/carport	
Exterior	vinyl	
Heat/AC	FA/CA 10/23	
Water Heater	40 gal gas	
Street	paved	



Alley - access from	Reed St. or Walters St.	Price:	\$64,500
Termite Policy	none	Address of Property	804 W. Walnut St.
School Dist.	Robinson		Robinson, IL 62454
Water/Sewer	city/city	Owner:	Ralph Ward Bill Ward POA
Size of Lot	65'x124'	Address:	
Taxes	'22 \$1,133.44 (1 exemption)		
Approximate Age	1919	Phone:	
Equalizer	\$111.00	Listed by:	Janette Rosborough
Tax I.D. #05-4-33-040-072-000		Sign Wanted:	yes Key #26 + lockbox

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

Cute older hoime with lots of potential. Large eat-in kitchen plus a spacious living room and another large room that could be used as a formal dining space or additional family room space. Enclosed front porch/sunroom and screened back patio enhance the living space in this home.

SUNROOM/FRONT PORCH: 6'x19.5, carpet, louvered windows, hidden screen in glass door

LIVING ROOM: 15.5x14.5, carpet, cordless shades

DINING ROOM/FAMILY ROOM: 13'x14.5, carpet, cordless shade

SW BEDROOM: 14'x12', carpet, closet, shared bath access

BATH: large single vanity, tub, carpet, large linen closet w/ sliding doors

NW BEDROOM: 9.x12', carpet, closet

KITCHEN: 14'x15', appliances remain - condition unknown, laminate plank flooring

LAUNDRY CLOSET: 5.5x3', washer/dryer, shelves

BASEMENT:

OFFICE: 12.5x8', carpet

STORAGE: 17'x7', concrete, low ceiling

UTILITY/STORAGE: 13'x11', concrete, water heater, furnace

BEDROOM: 12'x16', carpet, closet, w/ previous en suite (needs work); **BATH:** 5'x`12', vinyl, large single vanity, shower, plumbed for toilet

SCREENED PATIO: 13.5x8.5 + 9'x14', outdoor carpet