

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

Showing Instructions:
Call for appt.



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

DIRECTIONS: North on 800th St. (Porterville blacktop) to 1200th Ave., turn west.
Property on north side of road.

Approx. sq. ft.	1,848
Property Type	Manufactured - Patriot
No. Rms.	6
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
Basement	none
Foundation	piers & block
Walls	drywall
Floors	w/w & vinyl
Porch	front 10x15 & back deck
Roof	shingle
Windows	double pane
Garage	3 car det. 2000
Exterior	vinyl
Heat/AC	propane FA/CA
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/septic
Size of Lot	5.88 acres +/-
Taxes	'21 \$292.32 land; \$110.88 home (2 exemptions)*
Approximate Age	1999
Equalizer	Gas: \$123
Tax I.D. #05-3-06-000-001-000	



Price: \$190,000

Address of Property	<u>7834 E. 1200th Ave.</u>
	<u>Robinson, IL 62454</u>
Owner:	<u>Karen Mendenhall</u>
Address:	<u></u>
Phone:	<u></u>
Listed by:	<u>Gayle McKee</u>
Sign Wanted:	<u>yes</u> Key # <u>none</u>

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

* Taxes are based on land only with manufactured home still being taxed as mobile home. Once sold will be taxed as real estate for new buyer. Well by barn, but city water is there. Propane tank is owned and remains. **Swing set reserved.** Electric fence will come down. Blacktop drive. Norris Elec. highest \$156 & lowest \$56.22.

- COVERED FRONT:** concrete
- LIVING ROOM:** 14'x26', coat closet, ceiling fan w/ light, wood fireplace, drapes, blinds
- DINING ROOM:** 16'x12', w/w, drapes
- UTILITY ROOM:** pantry, inlaid, washer/dryer stay, cabinet
- KITCHEN:** 12'x12', microwave, gas range, refrigerator, dishwasher & lots of cabinets
- S. BEDROOM:** 12.5x14.5, w/w, walk-in closet, drapes
- BEDROOM:** 12'x14.5, w/w, walk-in closet, drapes
- BATH:** tub/shower, inlaid
- MASTER BR:** 16.5x12.5, drapes, walk-in closet
- MASTER BATH:** tub & shower, vinyl floor, closet
- GARAGE:** 960 sq.ft., 3 car detached
- DECK:** wooden in back