

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: West of Robinson on Rt. #33 to N. 800th St., go north to E. 1200th Ave., turn left approx. 1/2 mile, to 675th St. (Jericho Rd.), property 3rd drive on right.

| | |
|----------------------|-------------------------|
| Approx. sq. ft. | 2,345 |
| Property Type | Ranch |
| No. Rms. | 8 |
| Bedrooms Bath | |
| 1st Floor | 3 2 |
| 2nd Floor | |
| Basement | 1 |
| Foundation | poured |
| Walls | drywall |
| Floors | hardwood/tile/carpet |
| Porch | covered front/back deck |
| Roof | metal 8 yrs. |
| Windows | Andersen |
| Garage | 2 car attached |
| Exterior | vinyl |
| Heat/AC | gas FA 2022/CA |
| Water Heater | 40 gal gas |
| Street | paved |
| Alley | none |



| | |
|---------------------|--------------------------|
| Price: | \$265,000 |
| Address of Property | 12129 N. 675th St. |
| | Robinson, IL 62454 |
| Owner: | Holly M. Cook |
| Address: | |
| Phone: | |
| Listed by: | Erica Lytis |
| Sign Wanted: | yes |
| | Key #22 + lockbox |

REMARKS: (All information believed correct, but not guaranteed.)
Picturesque location for this contemporary Ranch nestled amongst the trees and offering 3 bedrooms, 2 baths and an optional 4th bedroom in the finished, partial basement. Large deck overlooks the fenced backyard. Oak hardwood, floor to ceiling windows in den and many possibilities with 24'x32' out building. Propane tank is leased through Wabash Valley.

- FOYER:** 10.5x4.5, ceramic, overhead light, 2 coat closets
 - LIVING ROOM:** 17'x17', hardwood, recessed lighting, patio doors to large back deck & fenced yard
 - KITCHEN/DINING:** 25'x14', ceramic, recessed lighting, newer s.s. appliances remain, dishwasher, lots of Oak cabinetry, 2 pantries, garbage disposal 2022
 - MUD ROOM:** 6'x12', pocket door, overhead light, pantry, breaker box
 - OFFICE:** 6'x8', hardwood, overhead light
 - DEN:** 14'x17', hardwood, cathedral ceiling, ceiling fan w/ light
 - FULL BATH:** new flooring, double vanity sink w/ Oak cabinets, new lighting, door to tub/shower combo. & new toilet
 - UTILITY ROOM:** 5'x7.5, new flooring, overhead light, front load washer/dryer remains
 - NE BEDROOM:** 13.5x14', hardwood, overhead light, large closet
 - NW BEDROOM:** 11.5x17', hardwood, overhead light, closet
 - MASTER BR:** 16'x18', hardwood, overhead light
 - MASTER BATH:** double vanity sink w/ Oak cabinets, double closet, separate area w/ soaking tub, large glass front shower w/ seat & new toilet
 - BASEMENT:** large closet houses new water line & shut off above ceiling tile
 - FAMILY ROOM:** 20'x20', carpet, florescent lighting
 - BEDROOM:** 11'x12', carpet, florescent lighting, closet
 - MAINTENANCE ROOM:** 5'x20', new sump pump within last year, furnace (2022), water heater
 - GARAGE:** 2 car attached w/ electric openers
 - BUILDING:** 24'x32', 6" concrete, electric, (hydrant not connected to new water line), used to be dog kennels
- LD: 12/19/22
R -2.7