

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Showing Instructions:
Show anytime



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

DIRECTIONS: Turn west off of Rt. 1 on 2000th Ave. (Annapolis blacktop). House is on the right just past Hickory Holler Campground entrance.

Approx. sq. ft. 1,904 PA
Property Type Ranch
No. Rms. 6

	Bedrooms	Bath
1st Floor	2	2
2nd Floor		
Basement	none	
Foundation	block	
Walls	drywall	
Floors	vinyl/carpet	
Porch	front stoop/back patio	
Roof	shingle 2023	
Windows	vinyl replacement	
Garage	2.5 car attached	
Exterior	vinyl/brick	
Heat/AC	gas FA/CA	
Water Heater	40 gal gas	
Street	blacktop	
Alley	none	



Termite Policy	none	Price:	\$235,000	\$242,000
School Dist.	Hutsonville	Address of Property	9800 E. 2000th Ave	
Water/Sewer	Eaton/aeration septic		West York, IL 62478	
Size of Lot	.74 acre	Owner:	Mary E. Guyer - "Elle"	
Taxes	'22 \$2,548.94 (3 exemptions)	Address:		
Approximate Age	1999	Phone:		
Equalizer - Elec.	\$139; Gas avg. \$100	Listed by:	Kelli Newlin	
Tax I.D. #02-1-08-000-010-003		Sign Wanted:	yes	Key #8 + lockbox

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

Country living with city water & blacktop road in this ranch style home that has been perfectly maintained. New roof 2023, new storms & 2 new interior doors 2023 along with a sump pump installed in crawl space with a commercial grade dehumidifer system to prevent moisture under home. Very attractive curb appeal with a concrete patio ideal for private entertaining. Ideal for a home business with office including exterior access or could be turned into 3rd bedroom. An easement will need to be given to adjoining property owner for access to septic clean out & water main shut off.

- ENTRY:** vinyl tile, double coat closet
- LIVING ROOM:** 16'x19', w/w carpet, ceiling fan w/ light, large coat closet at entry
- DINING ROOM:** 11'x13', w/w carpet, built-in cabinetry w/ pull out shelves, bay window
- KITCHEN:** 19'x13', vinyl, abundance of Schrock Oak cabinets for storage, many with pull out drawers, center island, gas range, microwave above, dishwasher, appliance garage & some recessed lighting
- LAUNDRY ROOM:** 7'x5.5, vinyl, double closet, washer/dryer remain, access to concrete patio, new storm & exterior door 2023
- BATH:** 8.5x8', vinyl, shower, vanity, corner storage cabinet
- NE BEDROOM:** 12'x12', w/w carpet, ceiling fan w/ light, closet
- PRIMARY BR:** 15'x14', w/w carpet, 9'x5' walk-in closet, ceiling fan w/ light
- PRIMARY BATH:** 12'x8', vinyl, 48" handicap accessible shower, Jacuzzi tub, vanity, storage cabinet
- OFFICE:** 12'x13', w/w carpet, exterior door, bay window, could be converted to 3rd bedroom if desired, new storm & exterior door 2023
- GARAGE:** attached 2.5 car garage, utility closet with furnace, water heater & Kinetico water softener w/ reverse osmosis filtering system, pull down stairs to attic

Propane tank is leased from Wabash Valley Heat & Gas. New motor on aeration system 2023. GE whole house generator.

LD: 2/12/24

R -2.7