

**CRAWFORD COUNTY REAL ESTATE, INC.**

1203 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
Email - [ccre@crawford-county.com](mailto:ccre@crawford-county.com)

**Showing Instructions:**  
24 hr. notice



**DIRECTIONS:**

<b>Approx. sq. ft.</b>	1,800 +/- PA
<b>Property Type</b>	2 story
<b>No. Rms.</b>	7
	<b>Bedrooms Bath</b>
<b>1st Floor</b>	1   1
<b>2nd Floor</b>	3   1
<b>Basement</b>	none
<b>Foundation</b>	slab
<b>Walls</b>	painted drywall
<b>Floors</b>	luxury vinyl/cer. tile
<b>Porch</b>	none
<b>Roof</b>	shingle
<b>Windows</b>	thermopane
<b>Garage</b>	2 car attached
<b>Exterior</b>	brick
<b>Heat/AC</b>	gas FA '06/CA
<b>Water Heater</b>	40 gal gas
<b>Street</b>	paved
<b>Alley</b>	none
<b>Termite Policy</b>	none
<b>School Dist.</b>	Robinson Unit #2
<b>Water/Sewer</b>	city/aeration septic
<b>Size of Lot</b>	137x163
<b>Taxes</b>	'21 \$3,162.74 (1 exemption)
<b>Approximate Age</b>	1976
<b>Equalizer</b>	\$252.00
<b>Tax I.D. #05-3-03-000-028-001</b>	



**Price:** \$205,000

<b>Address of Property</b>	<u>102 Connaught</u>
	<u>Robinson, IL 62454</u>
<b>Owner:</b>	<u>Christopher Davis &amp; Taryn Tooley</u>
<b>Address:</b>	<u></u>
<b>Phone:</b>	<u></u>
<b>Listed by:</b>	<u>Anita Moulton</u>
<b>Sign Wanted:</b>	<u>yes</u> <b>Key # 102 + lockbox</b>

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

Beautiful brick French Country style home on a wooded lot setting. Newer landscaping, above ground 18x48 pool w/ sand filter system 2022. 3 yr. old hot tub, 800' of privacy fencing. Cali Bamboo Luxury vinyl flooring with warranty throughout home. Backyard paved patio for hot tub, deck one level recently stained. New exterior Therma Tru French doors. Protects glass to keep temperature control. Roof approximate 15-20 yrs.

<b><u>FOYER:</u></b>	8.5x9.5, Luxury vinyl flooring, coat closet, open stairway
<b><u>DEN/BEDROOM:</u></b>	14'x13', Luxury vinyl, closet, 1 wall painted paneling
<b><u>LIVING ROOM:</u></b>	13'x23', Luxury vinyl, drapes stay
<b><u>DINING ROOM:</u></b>	10'x12.5, Luxury vinyl, closet w/ water softener, filtration system & water heater in closet
<b><u>KITCHEN:</u></b>	7'x18' + 6'x10', Luxury vinyl, closet for furnace w/ air filter, 3 door refrigerator, gas range, microwave, dishwasher all stainless steel, granite counter top, newer kitchen cabinets w/ soft close drawers & slide out shelving, kitchen remodeled 2015 & updated 2021
<b><u>LAUNDRY AREA:</u></b>	w/d hook-ups, 100 amp breaker box, ceramic tile
<b><u>BATH:</u></b>	36" shower, stool, 19" vanity, medicine cabinet, wall cabinet, ceramic tile
<b><u>UPSTAIRS</u></b>	
<b><u>BATH:</u></b>	2021 porcelain tile on floor & on surround of new tub, mirror, exhaust fan w/ light, wall cabinet, 24" vanity
<b><u>MIDDLE BR:</u></b>	10.5x10.5, Luxury vinyl, dbl. closet
<b><u>MASTER BR:</u></b>	south, 13.5x14', Luxury vinyl, walk-in closet w/ pull down stairs to attic w/ some flooring
<b><u>GARAGE:</u></b>	2 car attached, L-shaped workbench, insulated door, opener
<b><u>STORAGE SHED</u></b>	

LD: 8/2/22  
R -2.7