

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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Email - ccre@crawford-county.com

DIRECTIONS: NE corner of 4-way stop in Annapolis

Showing Instructions:

Show anytime



Approx. sq. ft.	1,200	
Property Type	Ranch	
No. Rms.	3	
	Bedrooms	Bath
1st Floor	1 or 2	1
2nd Floor		
Basement	none	
Foundation	slab	
Walls	drywall	
Floors	laminated	
Porch	front patio	
Roof	shingle	
Windows	thermal	
Garage	none	
Exterior	vinyl	
Heat/AC	gas FA/CA	
Water Heater	50 gal elec.	
Street	paved	
Alley	none	



Termite Policy	none	Address of Property	7030 E. 2000th Ave.	Price:	\$69,900
School Dist.	Hutsonville		Annapolis, IL 62413		
Water/Sewer	Eaton/septic	Owner:	Shelby N. Myers		
Size of Lot	135x90 minus .02 ac.	Address:			
Taxes	'22 \$558.54 + \$58.54 lot (1 exemption)	Phone:			
Approximate Age	2007	Listed by:	Anita Moulton		
Equalizer	has been unoccupied	Sign Wanted:	yes		Key # 47 + lockbox

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

Seller is granddaughter of listing agent. Open concept living in a class by itself. Small enough to care for easily, large enough for entertaining and economical living. New flooring in kitchen & living area & freshly painted. Seller will ask for credit of propane left in tank. Propane tank leased through FS. **Purple propane tank reserved.** Entire yard fenced for privacy.

KITCHEN AREA: 14'x16', laminate, refrigerator, built-in dishwasher, gas range, microwave w/ exhaust fan, ceiling fan w/ light

LIVING AREA: 15.5x16', laminate flooring, ceiling light, plus L-shape 15.5x13.5, ceiling fan w/ light. This could be 2nd bedroom or additional living space.

UTILITY/BATH: 7'x10', vinyl flooring, washer/dryer remains, 48" shower w/ 2 seats; separate bathroom area, vinyl flooring, 30" vanity, vanity lights, mirror, wall cabinet

WALK-IN CLOSET: 7'x11', concrete floor, gas FA furnace, 50 gal elec. water heater, 200 amp breaker, custom shelving

BEDROOM: 13'x15.5, laminate flooring (couple of tears in flooring), ceiling fan w/ light

METAL SHED: 10'x12', wood floor

Septic tank cleaned out 2024. Seller believes boundary lines are East to street; South to street; West to metal fence post; North to dip in yard north of tanks.