

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

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

Showing Instructions:
Call for appt.



DIRECTIONS:

Approx. sq. ft.	1,687
Property Type	1 story
No. Rms.	6
	Bedrooms Bath
1st Floor	3 2.5
2nd Floor	
Basement	partial
Foundation	block
Walls	drywall
Floors	hardwood/tile/carpet
Porch	wrap around/back patio
Roof	shingle
Windows	vinyl replacement
Garage	2 car detached
Exterior	vinyl
Heat/AC	FA/CA 2016 both
Water Heater	40 gal gas '16
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	74x130
Taxes	'22 \$2,713.40 (1 exemption)
Approximate Age	1930
Equalizer	\$255.00
Tax I.D. #05-4-34-030-052-000	



Price:	\$169,900
Address of Property	309 S. Webster St.
	Robinson, IL 62454
Owner:	Tyler E. Vanchure
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	yes
	Key # 22 + lockbox
	on fence gate

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

Corner location for this well maintained & updated 3 bedroom, 2.5 bath home with fenced yard, wrap around porch & back patio. Basement walls were recently completely resurfaced & new supports installed, along with new attic ventilation. Truly move-in ready.

- LIVING ROOM:** 16.5x15', Oak hardwood, tile entry, ceiling fan w/ light, recessed lighting
- KITCHEN/DINING:** 13'x18', ceramic, recessed lighting, Corian countertops, Cherry cabinetry, range & refrigerator remain, glass backsplash, double pantries
- FAMILY ROOM:** 16'x13', Oak hardwood, ceiling fan w/ light, breakfast bar
- HALF BATH:** 5.5x8', ceramic, pedestal sink, exhaust fan w/ light, water softener, **washer/dryer reserved**
- BACK ENTRANCE:** 5.5x6', ceramic, overhead light, large coat closet
- HALLWAY:** 4'x8', Oak hardwood, furnace closet, linen closet
- NW BEDROOM:** 12'x13.5, carpet, ceiling fan w/ light, walk-in closet
- MIDDLE BR:** 9'x14', carpet, ceiling fan w/ light, built-in bench, built-in shelving, closet
- FULL BATH:** 9'x6', ceramic, solid surface vanity sink with storage, tub/shower combo., exhaust fan w/ light
- PRIMARY BR:** 14.5x15.5, carpet, ceiling fan w/ light, recessed lighting, pocket door to bath
- PRIMARY BATH:** 7'x8', ceramic, tub/shower combo., solid surface vanity sink w/ storage, linen closet, walk-in closet
- BASEMENT:** partial, accessed from exterior, sump pump, walls resurfaced, new supports
- GARAGE:** 2 car detached, electric opener