

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	1,335 gr. floor
Property Type	Victorian
No. Rms.	10
	Bedrooms Bath
1st Floor	1 half
2nd Floor	4 1
Basement	unfinished
Foundation	block
Walls	plaster
Floors	hd.wd./laminated/vinyl
Porch	3 covered
Roof	shingle
Windows	some vinyl replacement
Garage	1 car detached
Exterior	wood
Heat/AC	(2) gas FA/CA (2)
Water Heater	40 gal gas 2017
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	65x130
Taxes	'22 \$1,312.44 (3 exemptions)
Approximate Age	1900 +/-
Equalizer	\$140.00
Tax I.D. #05-4-33-042-018-000	



Price: \$82,500 "AS IS"

Address of Property	401 W. Walnut St.
	Robinson, IL 62454
Owner:	Barbara A. Goodwin
Address:	
Phone:	
Listed by:	Erica Lytis
Sign Wanted:	yes
	Key # + lockbox

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

Spacious 5 bedroom Victorian that boasts original hardwood & woodwork throughout. Remodeled kitchen with custom Cherry cabinetry, Corian countertops & farmhouse sink. All appliances remain to include front load washer/dryer. Gas insert fireplace, ornate staircase & corner lot location. Cash or conventional financing only.

FOYER:	10.5x11', hardwood, original woodwork, under stair storage, ornate staircase, overhead light
PARLOR:	14'x11', hardwood, crown molding, built-in shelving
LIVING ROOM:	18'x13.5, original hardwood & woodwork, gas insert fireplace
BEDROOM:	12.5x15', original hardwood, overhead light, en suite half bath
HALF BATH:	vinyl, vanity sink, wall sconces
DINING ROOM:	12'x15.5, original hardwood & woodwork, built-in hutch, chandelier, door to covered side porch
KITCHEN:	10.5x9.5, laminate, Corian countertops, custom Cherry cabinetry, built-in microwave, gas range, dishwasher, refrigerator, undermount farmhouse sink, walk-in pantry.
UTILITY ROOM:	6'x4.5, vinyl, overhead light, front load washer/dryer remain, back staircase to upstairs
BACK PORCH:	13'x6', enclosed, hardwood, ceiling fan w/ light
UPSTAIRS:	LANDING: 14.5x5', original hardwood, overhead light
NW BEDROOM:	10'x13', original hardwood, overhead light, attic access
SW BEDROOM:	17'x12.5, laminate, overhead light, single closet + walk-in closet
EAST BEDROOM:	14'x13.5, original hardwood, overhead light, closet
FULL BATH:	vinyl, vanity sink w/ storage, overhead light, tub/shower combo.
SOUTH BEDROOM:	L-shaped, original hardwood, 2nd attic access, walk-in closet
BASEMENT:	3 rooms unfinished