

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.

Robinson, IL 62454

Website - crawford-county.comEmail - ccre@crawford-county.com**DIRECTIONS:****Showing Instructions:**

Show anytime



Approx. sq. ft.	1,800
Property Type	Ranch
No. Rms.	6
	Bedrooms Bath
1st Floor	3 2.5
2nd Floor	
Basement	40" crawl w/ sump pump
Foundation	poured concrete
Walls	drywall
Floors	carpet/vinyl plank
Porch	front stoop/stamped back patio
Roof	shingle
Windows	dbl. hung tilt-in
Garage	2 car attached
Exterior	vinyl
Heat/AC	gas FA/CA
Water Heater	50 gal
Street	paved
Alley	utility easement
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	140x95
Taxes	TBD after completion
Approximate Age	2024
Equalizer	N/A
Tax I.D. #05-4-04-025-001-000	



	Price:	\$329,900	\$339,900
Address of Property	1305 Willow Dr.		
	Robinson, IL 62454		
Owner:	Consolidated Concrete		
Address:			
Phone:			
Listed by:	Kelli Newlin		
Sign Wanted:	yes		
	Key #78 + lockbox		

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

Prairie View Estates subdivision is a subdivision currently being developed with newly constructed homes being built now. This open concept ranch features vaulted ceiling in living area, soft close cabinetry with Quartz countertops, kitchen island with eating area, new stainless appliances & stamped back concrete patio.

<u>FOYER:</u>	coat closet, vinyl plank flooring
<u>HALF BATH:</u>	vinyl plank flooring, vanity
<u>SE BEDROOM:</u>	11.5x12.5, carpet, closet, ceiling fan w/ light
<u>BATH:</u>	tub/shower combo., vinyl plank flooring, vanity
<u>MIDDLE BR:</u>	11.5x12.5, carpet, closet, ceiling fan w/ light
<u>LIVING ROOM:</u>	15.5x20', vinyl plank flooring, vaulted ceiling, sliding doors to stamped concrete patio, open to kitchen
<u>KITCHEN:</u>	11'x12', vinyl plank flooring, 4'x7' island w/ eating bar, gas stove w/ hook-up for elec. as well, s.s. dishwasher, refrigerator & microwave, white cabinets & gray island all soft close
<u>DINING ROOM:</u>	12.5x14.5, vinyl plank flooring
<u>PRIMARY BR:</u>	12.5x16.5, carpet, ceiling fan w/ light
<u>PRIMARY BATH:</u>	His & Her separate vanities, free standing soaking tub, separate shower, small closet plus 15.5x6.5 walk-in closet
<u>UTILITY ROOM:</u>	laundry sink, vinyl plank flooring, w/d hook-ups
<u>GARAGE:</u>	20'x22', 2 car attached
<u>PATIO:</u>	15'x16', stamped concrete

LD: 10/23/24

R -2.7

New Home 1305 South Willow Drive

1800 s.f. Lot #29

Poured 8" thick foundation with 40" crawl space

I-Joist floor system with advance 3/4" decking

2"x6" exterior walls for added insulation (R-Value)

Engineered Roof Trusses with Vaulted ceiling

Dimensional roof shingles (25 yr.)

Double hung tilt in windows

Vinyl plank flooring throughout, carpet in bedrooms

All plywood soft close kitchen cabinets plus island with eating bar

Quartz kitchen countertops/ tile back splash

Built in microwave/convection oven

Built in extra quiet dishwasher

50-gallon hot water heater

Water softener

Central air Gas forced furnace- A/C unit

French door to back porch with blinds between glass

Stamped patio concrete

Yard graded and grass sown

Concrete driveway with turnaround area

Colors: Walls light gray tone/flooring gray wood plank

Colors : Kitchen cabinet white along wall with gray island

Colors: Kids bath all white /Master bath all white with gray vanity

Main Floor

