

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

Showing Instructions:
Call for appt.



DIRECTIONS:

Approx. sq. ft.	1,380
Property Type	1 story
No. Rms.	6
	Bedrooms Bath
1st Floor	2 1
2nd Floor	
Basement	full 1
Foundation	block
Walls	painted plaster
Floors	capret/vinyl
Porch	covered front
Roof	shingle ' 15
Windows	wood w/ storms
Garage	1 car detached
Exterior	aluminum
Heat/AC	gas FA/CA ' 19
Water Heater	40 gal gas
Street	blacktop
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	65'x130'
Taxes	' 22 \$2,172.76 (1 exemption)
Approximate Age	1929
Equalizer	\$171.00
Tax I.D. #05-4-33-020-017-000	



Price: \$170,000

Address of Property	<u>607 Locust Lane</u>
	<u>Robinson, IL 62454</u>
Owner:	<u>Joseph R. & Carol A. Hepner</u>
Address:	<u></u>
Phone:	<u></u>
Listed by:	<u>Kelli Newlin</u>
Sign Wanted:	<u>yes</u> Key #12 + lockbox

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

This well maintained home has excellent curb appeal on the outside and character on the inside with wider trim, glass doors on bookshelves & leaded back door. Neat & clean with manicured landscaping on a corner lot near school, park, recreation and golf. Entire interior along with basement was recently painted March 2024. Enjoy the peaceful location from the large covered front porch. All appliances remain including washer & dryer.

- SUNROOM/OFFICE:** 11'x9', carpet, closet & shades
- LIVING ROOM:** 13.5x19', w/w carpet, ceiling fan w/ light, fireplace has been closed off, bookshelves w/ glass doors, shades & some shutters
- DINING ROOM:** 15'x13.5, w/w carpet, ceiling fan w/ light, shades
- KITCHEN:** 14'x12', vinyl, small breakfast nook area or coffee bar, all appliances remain
- HALL:** large open hall with storage closet with built-in drawers
- SW BEDROOM:** 11.5x12', w/w carpet, deep closet, ceiling fan w/ light, shades
- BATH:** vinyl, tub/shower combo., vanity & medicine cabinet
- NW BEDROOM:** 13.5x13.5, carpet, closet, ceiling fan w/ light, shades
- BASEMENT:** full, washer/dryer, toilet, shower (not working), large storage closet with 2 access doors, furnace, water heater & breaker box. Small Warm Morning heater should be checked/serviced prior to use.
- GARAGE:** 1 car detached