

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Call for appt.



Approx. sq. ft.	2,068
Property Type	Ranch
No. Rms.	8
	Bedrooms Bath
1st Floor	3 2
2nd Floor	
Basement	none
Foundation	block
Walls	plaster/drywall
Floors	carpet/hd.wd./ceramic
Porch	encl. front/back patio
Roof	metal 10/20
Windows	double pane
Garage	3 car attached
Exterior	Bedford Stone
Heat/AC	FA/CA
Water Heater	40 gal gas ' 19
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	92x103
Taxes	' 21 \$0 exempt
Approximate Age	1957
Equalizer	\$229.00
Tax I.D. #05-4-27-033-002-000	



	Price:	\$187,500	\$192,000
Address of Property	607 E. Highland Ave.	\$174,900	\$179,900
Owner:	Christopher & Jennifer Rector		
Address:			
Phone:			
Listed by:	Erica Lytis		
Sign Wanted:	yes	Key # 23 + lockbox	

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

Fantastic location for this 3 bedroom, 2 bath ranch. Potential for another bedroom in bonus room. New metal roof in 2020. Maintenance free Bedford Stone exterior & fenced backyard plus 3 car attached garage with workshop area.

- ENCLOSED FRONT PORCH:** 25'x6', carpet, rollout windows, overhead lights
- LIVING ROOM:** 15'x26', carpet, ceiling fan w/ light, stone woodburning fireplace, closet
- NW BEDROOM:** 17'x14', ceiling fan w/ light, original hardwood, 2 closets
- FULL BATH:** ceramic, large shower stall, vanity sink w/ storage, toilet, linen closet
- SW BEDROOM:** 14'x11', original hardwood, ceiling fan w/ light, closet
- KITCHEN:** 18'x11', ceramic, kitchen island, lots of cherry cabinetry, garbage disposal, Corian countertops, kitchen appliances remain
- DINING ROOM:** 12'x15', cherry wood floors, chandelier, built-in china cabinet
- MASTER BR:** 13'x12.5, original hardwood, ceiling fan w/ light, closet
- MASTER BATH:** remodeled 2019, ceramic, large walk-in shower w/ seating, vanity sink, linen cabinet
- UTILITY ROOM:** 9'x10', ceramic, washer/dryer hook-ups, overhead light, closet
- FAMILY ROOM:** 17'x9', carpet, built-in shelving, ceiling fan w/ light
- BONUS ROOM:** 21'x12', carpet, ceiling fan w/ light
- GARAGE:** 3 car attached, electric openers, new LED shop lights, workshop area w/ workbench & cabinets
- SHED:**