

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
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**DIRECTIONS:**

Approx. sq. ft.	1,248
Property Type	Ranch
No. Rms.	4
	<b>Bedrooms Bath</b>
1st Floor	2   1
2nd Floor	
Basement	1 - mostly finished
Foundation	block
Walls	drywall
Floors	subfloor - LVP
Porch	front stoop/back patio
Roof	metal 2020
Windows	replacement w/ some needed
Garage	detached * + carport
Exterior	brick
Heat/AC	FA ' 20/CA ' 24
Water Heater	40 gal electric ' 20
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	65x123
Taxes	' 23 \$2,516.34 (1 exemption)
Approximate Age	1952
Equalizer	\$153.00
Tax I.D. #05-4-27-030-033-000	

**Showing Instructions:**  
Call for appt.



<b>Price:</b>	<b>\$130,000 "as is"</b>
<b>Address of Property</b>	<b>1602 N. Lincoln St.</b>
	<b>Robinson, IL 62454</b>
<b>Owner:</b>	<b>David R. &amp; Stephanie A. Otey</b>
<b>Address:</b>	
<b>Phone:</b>	
<b>Listed by:</b>	Erica Lytis
<b>Sign Wanted:</b>	yes
	<b>Key Code</b>

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

Great location for this solid brick ranch with fenced backyard & potential 3rd bedroom in mostly finished basement. Home being sold "as is" due to projects that will need finished by buyer. Kitchen is complete, new drywall throughout, new plumbing & wiring in 2020, along with replacement windows, with some still needed. Metal roof & gutters in 2020. Must see the potential of this one in person.

- LIVING ROOM:** 14.5x 20', new drywall, recessed lighting, ceiling fan w/ light, barnwood shiplap wall, no flooring or trim
- KITCHEN:** 17'x15', remodeled 2020, LVP, soft close cabinetry, epoxy countertops & island, recessed lighting, ceiling fan w/ light, large walk-in pantry
- NW BEDROOM:** 15'x13', new drywall, recessed lighting, closet, no flooring, trim or door
- FULL BATH:** new drywall, new vanity sink, toilet & tub/shower combo. (needs surround), no flooring, trim or door
- NE BEDROOM:** 12.5x17', new drywall, recessed lighting, no flooring, trim or door
- BASEMENT:** 14'x25', LVP, washer/dryer hook-ups, water softener 2020, storage shelves, laundry sink, bedroom or dressing room for possible primary bedroom: 13.5x12', drywall, LVP, recessed lighting, clothes organizer

\* **CONVERTED GARAGE:** 13'x24', man cave, storage loft, closet

**SHED:**

**Kennel, back storm door w/ pet door & hot tub all RESERVED**