

CRAWFORD COUNTY REAL ESTATE, INC.

1203 W. Main St.
Robinson, IL 62454

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

Showing Instructions:
24 hr. notice



DIRECTIONS:

Approx. sq. ft.	1,800 +/- PA
Property Type	2 story
No. Rms.	7
	Bedrooms Bath
1st Floor	1 1
2nd Floor	3 1
Basement	none
Foundation	concrete
Walls	painted drywall
Floors	luxury vinyl/cer. tile
Porch	none
Roof	shingle
Windows	thermopane
Garage	2 car attached
Exterior	brick
Heat/AC	gas FA/CA
Water Heater	40 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson Unit #2
Water/Sewer	city/aeration septic
Size of Lot	137x163
Taxes	'21 \$3,162.74 (1 exemption)
Approximate Age	1976
Equalizer	\$252.00
Tax I.D. #05-3-03-000-028-001	



Price: \$205,000

Address of Property	<u>102 Connaught</u>
	<u>Robinson, IL 62454</u>
Owner:	<u>Christopher Davis & Taryn Tooley</u>
Address:	<u></u>
Phone:	<u></u>
Listed by:	<u>Anita Moulton</u>
Sign Wanted:	<u>yes</u> Key # 102 + lockbox

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

Beautiful brick French Country style home on a wooded lot setting. Newer landscaping, above ground 18x48 pool w/ sand filter system 2022. 3 yr. old hot tub, 800' of privacy fencing. Cali Bamboo Luxury vinyl flooring with warranty throughout home. Backyard paved patio for hot tub, deck one level recently stained. New exterior Therma Tru French doors. Protects glass to keep temperature control.

<u>FOYER:</u>	8.5x9.5, Luxury vinyl flooring, coat closet, open stairway
<u>DEN/BEDROOM:</u>	14'x13', Luxury vinyl, closet, 1 wall painted paneling
<u>LIVING ROOM:</u>	13'x23', Luxury vinyl, drapes stay
<u>DINING ROOM:</u>	10'x12.5, Luxury vinyl, closet w/ water softener, filtration system & water heater in closet
<u>KITCHEN:</u>	7'x18' + 6'x10', Luxury vinyl, closet for furnace w/ air filter, 3 door refrigerator, gas range, microwave, dishwasher all stainless steel, granite counter top, newer kitchen cabinets w/ soft close drawers & slide out shelving, kitchen remodeled 2015 & updated 2021
<u>LAUNDRY AREA:</u>	w/d hook-ups, 100 amp breaker box, ceramic tile
<u>BATH:</u>	36" shower, stool, 19" vanity, medicine cabinet, wall cabinet, ceramic tile
<u>UPSTAIRS</u>	
<u>BATH:</u>	2021 porcelain tile on floor & on surround of new tub, mirror, exhaust fan w/ light, wall cabinet, 24" vanity
<u>MIDDLE BR:</u>	10.5x10.5, Luxury vinyl, dbl. closet
<u>MASTER BR:</u>	south, 13.5x14', Luxury vinyl, walk-in closet w/ pull down stairs to attic w/ some flooring
<u>GARAGE:</u>	2 car attached, L-shaped workbench, insulated door, opener
<u>STORAGE SHED</u>	

LD: 8/2/22
R -2.7