

**CRAWFORD COUNTY REAL ESTATE, INC.**

1010 W. Main St.  
Robinson, IL 62454

Website - [crawford-county.com](http://crawford-county.com)  
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**Showing Instructions:**  
Show anytime



**DIRECTIONS:**

Approx. sq. ft.	1,392
Property Type	Ranch
No. Rms.	6
	<b>Bedrooms Bath</b>
1st Floor	3   1.5
2nd Floor	
Basement	crawl
Foundation	block
Walls	drywall
Floors	w/w-laminate-inlaid
Porch	covered back patio
Roof	shingle 2012
Windows	replacement
Garage	1 car attached
Exterior	brick/vinyl
Heat/AC	gas FA/CA
Water Heater	40 gal gas 2013
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	80'x120'
Taxes	'22 \$2,443.02 (1 exemption)
Approximate Age	1974
Equalizer	\$241.00
Tax I.D. #05-4-28-030-059-000	



Price:	\$149,000	<del>\$159,000</del>
Address of Property	1705 N. Truman St.	
	Robinson, IL 62454	
Owner:	Clay F. Webster	
Address:		
Phone:		
Listed by:	Kelli Newlin	
Sign Wanted:	yes	Key # 102 + lockbox

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

Move-in ready ranch, with minimal work to personalize to your taste. On a corner lot within a low traffic neighborhood near parks & schools. Back yard features a covered patio along with a fenced yard for pets or privacy. Exterior features low maintenance vinyl with brick accents & attached 1 car garage. **Seller will replace front storm door.**

- LIVING ROOM:** 17.5x11', laminate flooring, wood shutters
- KITCHEN/DINING ROOM:** 11.5x25', inlaid 8/13, Andersen patio door, dbl. porcelain sink, wood chairrail, microwave & dishwasher built-in, elec. range, refrigerator, ceiling fan, shutters, recessed lighting & under counter lighting, garbage disposal
- MIDDLE BR:** 10'x12', carpet, blinds, closet
- BATH:** vanity, tub/shower w/ surround, vinyl, linen closet
- HALL:** 2 coat closets, laminate
- SW BEDROOM:** 11'x11.5, carpet, blinds, ceiling fan w/ light, closet
- SE BEDROOM:** 11.5x13.5, laminate, ceiling fan w/ light, blinds, closet w/ mirrored doors
- HALF BATH:** laminate, pedestal sink, medicine chest & wall storage cabinet
- GARAGE:** washer/dryer stays, garage door opener, pull down stairs to attic