

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

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

DIRECTIONS:

Showing Instructions:
Rented - Call for appt.



Approx. sq. ft.	2,501 estimated up & down	
Property Type	1.5 story	
No. Rms.	7	
	Bedrooms	Bath
1st Floor		half
2nd Floor	3	1
Basement	half	
Foundation	poured	
Walls	plaster	
Floors	hardwood/carpet/tile	
Porch	covered front & side	
Roof	shingle	
Windows	wood w/ storms	
Garage	2.5 car detached	
Exterior	brick	
Heat/AC	hot water '10/CA-up '10	
Water Heater	40 gal gas	
Street	paved	
Alley	none	



Termite Policy	none	Address of Property	601 W. Main St.	Price:	\$174,900	\$179,900
School Dist.	Robinson		Robinson, IL 62454		\$164,900	169,900
Water/Sewer	city/city	Owner:	Serendipity Homes, LLC			
Size of Lot	70x130	Address:				
Taxes	'21 \$4,010.04 (no exemptions)	Phone:				
Approximate Age	1913	Listed by:	Erica Lytis			
Equalizer	\$281.00	Sign Wanted:	yes	Key # 34 + lockbox		
Tax I.D. #05-7-33-041-004-000						

REMARKS: (All information believed correct, but not guaranteed.)
Abundance of charm, character & living space in this solid brick 1.5 story home. There is also a basement that features a wet bar, half bath, rec room & potential for additional bedroom. Gorgeous Oak hardwood & original trim & 3 woodburning fireplaces. 2.5 car detached garage with workshop.

FRONT PORCH:	27'x6', covered, concrete
LIVING ROOM:	27'x14.5, original hardwood & trim, built-in bench seating & cabinet, woodburning fireplace, large built-in mirror over mantle, under stairs storage closet
DINING ROOM:	18'x12.5, original hardwood & trim, ceiling fan w/ light, built-in bench seating
DEN:	13'x11', original hardwood & trim, ceiling fan w/ light, woodburning fireplace, plantation shutters
HALF BATH:	5'x5', tile, pedestal sink, mirrored medicine chest
KITCHEN:	13'x12' w/ 5.5x7.5 breakfast nook, original hardwood, dishwasher, appliances remain, abundant cabinetry, can lighting, ceiling fan w/ light
UTILITY CLOSET:	washer/dryer remain, shelving
UPSTAIRS	
HALL:	14'x5'
WEST BEDROOM:	14'x13', carpet, ceiling fan w/ light, large walk-in closet, plantation shutters
MIDDLE BR:	15'x16', carpet, ceiling fan w/ light, large walk-in closet, plantation shutters
SOUTH BEDROOM:	11'x15.5, carpet, ceiling fan w/ light, large walk-in closet
FULL BATH:	11'x10', vinyl, tub/shower combo w/ ceramic surround, large vanity sink w/ storage; DRESSING ROOM: 7'x7', built-in vanity w/ makeup lights, built-in linen cabinets
BASEMENT:	STORAGE: 10.5x10.5, previously used as bedroom, also as a wine cellar; REC ROOM: 24'x18.5, woodburning fireplace, wet bar, fresh paint; HALF BATH: s.s. sink w/ storage, fresh paint; MAINTENANCE ROOM: 12'x13', boiler 2010, 40 gal gas water heater; STORAGE: 12'x13', plenty of floor to ceiling shelving
GARAGE:	26'x20', brick, electric openers; WORK SHOP: 20'x8'

LD: 11/8/22
R -2.25