

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - c cre@crawford-county.com

Showing Instructions:
Call for appt.



DIRECTIONS:

South of Flat Rock on Rt. #1 to 250th Ave., turn left at Jones Cemetery sign, follow around curves, house on left.

Approx. sq. ft. 2,133
Property Type Ranch
No. Rms. 9

	Bedrooms	Bath
1st Floor	3	2
Basement	2	1

Foundation poured
Walls drywall
Floors ceramic/carpet
Porch back patio
Roof shingle
Windows vinyl tip-in
Garage 3 car attached
Exterior vinyl
Heat/AC gas FA/CA
Water Heater 50 gal elec. 2021
Street paved
Alley none



Termite Policy none
School Dist. Robinson
Water/Sewer city/septic
Size of Lot 4.39 acres +/-
Taxes '23 \$98.52 (1.52 acres)
Approximate Age 2011
Equalizer
Tax I.D. #08-3-07-000-024-000
#08-3-07-000-021-002

Price: \$569,900 ~~\$579,900~~
Address of Property 14336 E. 250th Ave.
Flat Rock, IL 62427
Owner: Jeremy & Lindsey Brundige
Address:
Phone: Erica Lytis
Listed by:
Sign Wanted: yes **Key # CODE**

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

Extremely well maintained country property situated on 4.39 acres +/- . Custom Amish cabinetry throughout w/ soft close features. Over 4,200 sq.ft. of living space that includes full finished basement w/ full 2nd kitchen, 2nd laundry, rec. room, family room, full bath & 2 bedrooms. Exterior features a 2,100 sq.ft. rec. house w/ full bath, kitchenette & large exercise room. 18'x40' inground pool has been converted to salt water w/ new liner & plumbing. 2 new gazebos & fire pit area to remain, along w/ ADT security system & whole house generator w/ new motor. All new exterior lighting.

ENTRY: 2'x9', ceramic, overhead light, coat closet
LIVING ROOM: 38'x15.5, w/w, dbl. ceiling fans w/ lights, recessed lighting, gas stone fireplace, built-in bookcases, fresh paint
KITCHEN/DINING AREA: 25'x15', ceramic, all new lighting, custom Amish soft close cabinetry, s.s. appliances remain, granite countertops, large center island, garbage disposal, fresh paint, patio doors to deck
UTILITY ROOM: 15'x7', ceramic, **washer/dryer reserved**, built-in bench seating, custom Amish soft close cabinetry
S. BEDROOM/OFFICE: 12.5x12', w/w, ceiling fan w/ light, built-in desk, closet
BATH: ceramic, custom vanity sink w/ granite, soft close cabinetry, tub/shower combo.
N. BEDROOM: 13'x15.5, w/w, walk-in closet, ceiling fan w/ light, recessed lighting
PRIMARY BR: 14'x15', w/w, fresh paint, walk-in closet, ceiling fan w/ light, recessed lighting
PRIMARY BATH: ceramic, large walk-in tiled shower, jetted tub, custom vanity sink w/ granite counter & soft close cabinetry
BASEMENT: **FAMILY ROOM & REC AREA:** 27.5x30.5, w/w, ceiling fan w/ light, overhead lighting, pool table remains, under stair storage; **KITCHEN:** ceramic, appliances remains, custom built cabinetry, (large walk-in closet currently used as craft room); **BEDROOM:** 15'x13.5, w/w, ceiling fan w/ light, walk-in closet; **BATH:** 10.5x14, ceramic, custom vanity sink w/ granite counter & soft close cabinetry, dbl. walk-in shower, w/d remain, abundant soft close cabinets w/ countertop; **BEDROOM:** 15'x13.5, carpet, ceiling fan w/ light, shelving; **MECHANICAL ROOM:** furnace w/ new motor, 50 gal water htr., sump pump w/ back-up sump, water softener, upflush system, 200 amp breaker box
GARAGE: 3 car att., electric openers, garage furnace, wall of cabinetry, **refrigerator reserved**; **REC. HOUSE:** 30'x70, heated & cooled, kitchenette w/ refrigerator, dishwasher, soft close cabinetry; **FULL BATH:** walk-in shower, pedestal sink, water heater, pool equipment to include new plumbing & salt water cell in 2023

REC. ROOM: large, concrete floor, overhead lighting, storage w/ overhead door; **STORAGE SHED:** 33'x24', w/ overhead door; **OPEN SHELTER:** 15'x36'; **SHED/PLAY HOUSE:** 8'x10'
INGROUND 18'x40', new liner, new plumbing, new saltwater cell 2023

LD: 10/10/24
R-2.7

