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Fiscus Realty, Auctions & Appraisals, Inc  
 701 N Jackson St  
 Robinson, IL 62454

PRICE	\$474,900
Showing Instructions	Vacant
Property Address	10906 N 600 <sup>th</sup> St. Robinson, IL 62454
Owner	Ryan & Lauren Holubek
Listed By	James Fiscus

Property Type	Tudor
Sq Footage	3,604
# Of Floors	2.5
Exterior	LP SmartSide/Brick
Roof	Poly Modified
Bedrooms	4
Baths	2.5
Foundation	Concrete
Basement	1,005 sq ft unfinished
Lot Size	3.8 Acres
Garage	2 Car Attached
Heat	Heat Pump
A/C	CA
Approx. Age	1977
Water	City
Sewer	Septic
School Dist.	Oblong
Tax I.D.	04-1-34-000-042-000
Taxes (Yr)	\$3,844.12 2023 1 Ex.



Living Room	15'6" X 23'6" Hardwood	Bedroom	20' X 11'6" Carpet
Kitchen	13' X 20' Hardwood	Bedroom	15' 11'6" Carpet
Mud Room	15' X 10'6" Tile	Bathroom	7'6" X 7'6" LVP
½ Bath	4'6" X 5'6" Hardwood	Bedroom	21' X 19' Carpet
Dining Room	12' X 13' Hardwood	Family Room	37' X 23' Carpet
Primary Bedroom	15'6" X 15' Carpet	Laundry Room	15' X 7'6" Vinyl
Primary Bathroom	8' X 6' Hardwood		LD: 10/28/24

Additional comments:

Gorgeous home located next to the Crawford County Forest Preserve and Oak Glen Golf Course with lake frontage and a two tiered dock for fishing and boat access! Updates to the home have all been done since 2019. The exterior includes LP Smart Siding and painted brick along with a poly modified shingles with a life time warranty transferable once. Above ground 30' pool with walk in ladder inside and outside of the pool. There is also a new wood shed and new rear wood deck. The inside of the home features 5 levels new flooring throughout including handscraped hickory in the kitchen and 2 out of the 3 bathrooms. Carpet was replaced in the bedroom and family room in the lower level. All exterior doors except the front were replaced with steel exterior doors. The mudroom was finished in 2023 with tile and new electrical ran. Home has been repainted since 2019 also in the sitting room and bedroom the panel molding was added. The wood stove was replaced and chimney with 6 inch triple wall insulated pipe. The heat pump and outside condensing unit were both replaced along with the water heaters and sump pumps. All appliances will remain with the home.

R2.25

All information believed to be correct, but not guaranteed.

