

1307 W Oil St Robinson, IL 62454

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Residential
MLS#: 6245179

Active
DOM: 21

LP: \$317,000
OP: \$339,000



Year Blt: 1997
PropSubType: Single Family
Stories: 2.0
Style: Other
Bedrooms: 4
Baths Full/Half: 2/1
Rooms: 11
Bedrm on Main: No
Master Bath: Yes
Lndry on Main: Yes
#Fireplaces: 1
Lake/Name: No
Fnd Type/Mat: Crawl/Poured Concrete
GarageSp/Type: 2 Spaces/2 Car Attached

Tot Fin SF Area: 2,510/\$126.29
Tot Fin Abv Grd: 2,510/\$126.29
Main SF: 1,673
Upper 1 SF: 837
Upper 2 SF:
Lower SF:
Bsmt Total SF:
Bsmt Finished SF:
Bsmn Unfin SF:
SqFt Source: Estimated
Lot SqFt: 13,497
Acres: 0.31
Apx Lot Dim:

Tax Information & Legal

County: Crawford
Taxes/Yr: \$5,196/2022
Legal: COURTYARD ADDITION BLOCK A LOT 24

Tax ID: [05-1-28-300-025-000](#)
Tax Exmptn: Owner Occupied

Schools

District: Robinson Dist. 2

Property Information and Features

Zoning: RES
Subdivision: Yes/Courtyard Add
Covnts/HOA: No/No
Appliances: Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Range Hood, Washer
Heat/Cool/WH: Forced Air, Gas/Central/Gas
Interior Feat: Cathedral Ceiling, Fireplace Gas, Walk-in Closet, Water Conditioner
Exterior: Vinyl
Exterior Feat: Fenced Yard, Fruit Trees, Shed

Water: Public
Sewer: City Sewer
Elec/Gas \$:
Roof: Asphalt

Factory Built: No
Foreclosure: None
CFD Avail: No
Driveway: Concrete
Porch/Dk/Patio: Patio, Front Porch, Open

Remarks and Showing Instructions

Public: Welcome to this beautiful 4-bedroom, 2.5-bathroom home nestled in a serene and quiet neighborhood at the end of a cul-de-sac. This spacious residence features an open floor plan, perfect for modern living and entertaining, with freshly painted interiors that create a bright and welcoming atmosphere. The property includes a landscaped and fenced-in yard, ideal for outdoor activities. It's a gardener's delight, boasting fruit trees, including peach, apple, and cherry, along with flourishing blackberry bushes, strawberry plants, and a bed of fragrant mint. Whether you're a culinary enthusiast or simply enjoy the pleasures of homegrown produce, this backyard offers a delightful bounty. Located conveniently near top-rated schools, a major hospital, and Washington Park, this home combines tranquility with easy access to essential amenities. It's the perfect place to create lasting memories—schedule a tour today and experience all that this exceptional property has to offer!

Agent: Bathroom furniture stays | top garage shelving stays | weight lifting rack goes | garage shelving goes | 2014 roof | concrete pad has approval from city to build a shed

Show Instructions/Lockbox: Vacant. Please call for appointment.

Rooms

Room	Level	Dim	Features	Room	Level	Dim	Features
Kitchen	First	17X11	Tile Floor	Living Rm	First	20X14	Carpet
Dining Rm	First	13X13	Tile Floor	Family Rm	First	13X13	Carpet
Mstr Bath	2nd		Tile Floor	Other	2nd	14X6	Carpet
Mstr Bed	2nd	16X14	Carpet	FB	2nd		Vinyl Floor
Bed	2nd	12X10	Carpet	Bed	2nd	11X11.5	Carpet
Bed	2nd	13X12.5	Carpet	HB	First		Toilet & Lav
Utility Rm	First	n/aXn/a		SunRm	First	18X17	Tile Floor

Listing Information

List Office: [United Country Burke Auction and Realty \(19](#)
Office Phone: (618) 592-4200
List Agent: [Timothy Watson \(359500606\)](#)
Phone: 618-562-1840

Owner Name: Matthew Kramme
2nd Owner:

List Date: 08/06/2024
Expire Date: 02/04/2025

List Type: Excl Rt To Sell

Agt Owned: No

Possession: At Close

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. Matrix.CIBRMLS.com

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