

## 203 S Reed St Robinson, IL 62454

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|               |          |                        |              |
|---------------|----------|------------------------|--------------|
| Residential   | Active   | Delayed Marketing Y/N: | LP: \$55,000 |
| MLS#: 6258207 | DOM: 112 |                        | OP: \$63,000 |



|                         |                                       |                          |                |
|-------------------------|---------------------------------------|--------------------------|----------------|
| <b>Year Blt:</b>        | 1939                                  | <b>Tot Fin SF Area:</b>  | 908/\$60.57    |
| <b>PropSubType:</b>     | Single Family                         | <b>Tot Fin Abv Grd:</b>  | 908/\$60.57    |
| <b>Stories:</b>         | 1.5                                   |                          |                |
| <b>Style:</b>           | Bungalow                              | <b>Main SF:</b>          | 908            |
| <b>Bedrooms:</b>        | 4                                     | <b>Upper 1 SF:</b>       |                |
| <b>Baths Full/Half:</b> | 1/0                                   | <b>Upper 2 SF:</b>       |                |
| <b>Rooms:</b>           | 8                                     | <b>Lower SF:</b>         |                |
| <b>Bedrm on Main:</b>   | Yes                                   | <b>Bsmt Total SF:</b>    |                |
| <b>Master Bath:</b>     | No                                    | <b>Bsmt Finished SF:</b> |                |
| <b>Lndry on Main:</b>   | Yes                                   | <b>Bsmn Unfin SF:</b>    |                |
| <b>#Fireplaces:</b>     | 0                                     | <b>SqFt Source:</b>      | Public Records |
| <b>Lake/Name:</b>       | No                                    | <b>Lot SqFt:</b>         | 5,227          |
|                         |                                       | <b>Acres:</b>            | 0.12           |
|                         |                                       | <b>Apx Lot Dim:</b>      |                |
| <b>Fnd Type/Mat:</b>    | Partial Basement, Crawl/Brick/Masonry |                          |                |
| <b>GarageSp/Type:</b>   | 1 Spaces/1 Car Detached               |                          |                |

### Tax Information & Legal

|                  |                                  |                    |                                     |
|------------------|----------------------------------|--------------------|-------------------------------------|
| <b>County:</b>   | Crawford                         | <b>Tax ID:</b>     | <a href="#">05-4-33-040-066-000</a> |
| <b>Taxes/Yr:</b> | \$727/2024                       | <b>Tax Exmptn:</b> | Owner Occupied                      |
| <b>Legal:</b>    | A WALTERS FIRST ADDN S PT LOT 27 |                    |                                     |

### Schools

**District:** Robinson Dist. 2

### Property Information and Features

|                       |                         |                     |            |                        |                |
|-----------------------|-------------------------|---------------------|------------|------------------------|----------------|
| <b>Zoning:</b>        | RES                     | <b>Water:</b>       | Public     | <b>Factory Built:</b>  | No             |
| <b>Subdivision:</b>   | Yes/A Walters First Add | <b>Sewer:</b>       | City Sewer | <b>Foreclosure:</b>    | None           |
| <b>Coverts/HOA:</b>   | No/No                   | <b>Elec/Gas \$:</b> |            | <b>CFD Avail:</b>      | No             |
| <b>Appliances</b>     | Range, Refrigerator     |                     |            |                        |                |
| <b>Heat/Cool/WH:</b>  | Forced Air/Window/Gas   |                     |            |                        |                |
| <b>Interior Feat:</b> |                         |                     |            |                        |                |
| <b>Exterior:</b>      | Vinyl                   | <b>Roof:</b>        | Metal      | <b>Driveway:</b>       | Concrete       |
|                       |                         |                     |            | <b>Porch/Dk/Patio:</b> | Enclosed Patio |

### Remarks and Showing Instructions

**Public:** This 4-bedroom, 1-bath home offers plenty of space and character - ready for someone to make it their own! Inside, you will find a functional layout with a cozy feel, featuring a kitchen with a small island that is perfect for everyday living and casual meals. The laundry room is conveniently located at the back of the home for added practicality. Upstairs, you will find two additional bedrooms along with extra storage space. The ceilings are lower, which adds to the home's unique charm. An enclosed porch provides a great spot to relax, unwind, or enjoy your morning coffee year-round. Outside, the property includes a 1-car detached garage, offering additional storage or workspace options. The home also features a partial basement and crawlspace for utilities and storage. With a little TLC, this property has great potential to shine, whether you are looking for a personal residence or an investment opportunity. Come see the possibilities this Robinson home has to offer!

**Agent:** Property is selling As-Is | Anything left can be negotiated

**Show Instructions/Lockbox:** vacant, show anytime

### Listing Information

|                      |                                                             |                     |                 |
|----------------------|-------------------------------------------------------------|---------------------|-----------------|
| <b>List Office:</b>  | <a href="#">United Country Burke Auction and Realty (19</a> | <b>List Date:</b>   | 04/23/2026      |
| <b>Office Phone:</b> | 618-592-4200                                                | <b>Owner Name:</b>  | Crystal Woodard |
| <b>List Agent:</b>   | <a href="#">Bill Burke (359500545)</a>                      | <b>Expire Date:</b> | 09/21/2026      |
| <b>Phone:</b>        | (618) 592-4200                                              | <b>2nd Owner:</b>   |                 |
| <b>List Type:</b>    | Excl Rt To Sell                                             | <b>Agt Owned:</b>   | No              |
| <b>Possession:</b>   | At Close                                                    |                     |                 |

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

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