

1101 N Rector Ave Robinson, IL 62454

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

Residential	Active	Delayed Marketing Y/N:	LP: \$169,000
MLS#: 6259872	DOM: 57		OP: \$175,000



Year Blt:	1950	Tot Fin SF Area:	1,183/\$142.86
PropSubType:	Single Family	Tot Fin Abv Grd:	1,183/\$142.86
Stories:	1.0		
Style:	Ranch	Main SF:	1,183
		Upper 1 SF:	
Bedrooms:	2	Upper 2 SF:	
Baths Full/Half:	2/0	Lower SF:	
Rooms:	6	Bsmt Total SF:	
		Bsmt Finished SF:	
Bedrm on Main:	Yes	Bsmn Unfin SF:	
Master Bath:	Yes	SqFt Source:	Public Records
Lndry on Main:	Yes		
#Fireplaces:	0	Lot SqFt:	13,504
Lake/Name:	No	Acres:	0.31
		Apx Lot Dim:	
Fnd Type/Mat:	Crawl/Concrete Blk		
GarageSp/Type:	1 Spaces/1 Car Attached		

Tax Information & Legal

County:	Crawford	Tax ID:	05-4-27-032-024-000
Taxes/Yr:	\$1,842/2025	Tax Exmptn:	Owner Occupied
Legal:	A W CATT FIRST ADDN LOT 11 EXC W 104'		

Schools

District:	Robinson Dist. 2
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Property Information and Features

Zoning:	RES	Water:	Public	Factory Built:	No
Subdivision:	No	Sewer:	City Sewer	Foreclosure:	None
Coverts/HOA:	No/No	Elec/Gas \$:		CFD Avail:	No
Appliances	Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator				
Heat/Cool/WH:	Gas/Central/Gas				
Interior Feat:					
Exterior:	Vinyl	Roof:	Metal	Driveway:	Concrete
				Porch/Dk/Patio:	Patio, Front Porch

Remarks and Showing Instructions

Public: Charming 2 bedroom, 2 bathroom ranch home in a desirable location within walking distance of schools and the library, and just minutes from the country club. This move-in ready home offers a functional floor plan with spacious living areas and a walk-in heated jetted bathtub for comfort and accessibility. Outside, you'll find a detached machine shop (54 x 33) with dedicated parking, alley access, and a fenced work area, making it ideal for mechanics, hobbyists, small business use, or extra storage. The fenced backyard provides privacy and space for pets, gardening, or entertaining. Combining a convenient in-town location with an exceptional workshop and versatile outdoor space, this property is a rare opportunity for homeowners seeking both comfort and functionality.

Agent: Fireplace, washer & dryer are reserved.

Show Instructions/Lockbox: 24 hour notice.

Listing Information

List Office:	United Country Burke Auction and Realty (19	List Date:	07/20/2026
Office Phone:	618-592-4200	Owner Name:	Matthew Roberts
List Agent:	Timothy Watson (359500606)	Expire Date:	12/18/2026
Phone:	(618) 592-4200	2nd Owner:	Jennifer Roberts
List Type:	Excl Rt To Sell	Agnt Owned:	No
Possession:	At Close		