

★ **BIGGS &
COMPANY**
REAL ESTATE, INC.



Zinnia Biggs

117 W. Walnut • South Side Square • Robinson, IL 62454

(618) 544-8911 Fax: (618) 544-8741

biggscorealestate@frontier.com



Seller: Meredith Baldwin

Agent: Zinnia Biggs 618-562-6703

Property ID	Address	City/State	RMS	BDRMS	BATH	Price
08-2-14-000-019-000	12954 E 175th Ave	Flat Rock, IL	6	4	2 1/2	\$635,000
Construction: Frame -Drake Home		Master Bdrm: 15' x 15' carpet		Type of Heat: Heat Pump		
Style: Contemporary		Bdrm: 16' x 10' carpet		AC: Central		
Sq. Footage: 2,443		Bdrm: 12'6 x 12'6 carpet		Electrical: 200 amp Breakers		
Lot Size: 22 acres +/-		Bdrms: 12' x 11' used as office		Water Heater Gas		
Age: 2018		Master Bath: 15' x 8' shower/jetted t		Water/Sewer Hardinville/septic		
Possession: Negotiable		Bath: 10'5 x 7'5		Siding: Vinyl		
Avg Util/Mo:		Kitchen/Dining rm; 25' x 15'4		Roof: Shingles		
Ann. Taxes: \$4588.46 2 ex.		Dining Rm:		School District: Robinson		
Garage: Detached with office		Liv Rm: 21' x 19'		Notes: Outstanding home, excellent construction, great setting, and acreage. Additional living space in loft area of barn. Storage barn. Barn has 2 overhead doors and covered parking on the side. Letter of approval needed. To Show: 24 hr notice needed		
Carport:		Sun Room: 19' x 14' screened				
Fenced Yard:		Covered front porch				
Windows:						
Flooring: Engineered hardwood/carpet		Appliances: Fridge, range, dishwasher, washer, dryer				
Draperies:		Size of Util. Rm.: 9'8 x 8'6				
Fireplaces: None						
Basement: None						

We do not warranty this information but consider it accurate.