



116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
 BUS: (618)544-3156  
 FAX: (618)546-5296  
[www.weberir.com](http://www.weberir.com)

## WEBER REALTY

**Showing Instructions:** Please contact Amy and don't let the two cats out.

**Property Type** Ranch

	<i>Bedrooms</i>	<i>Bath</i>
<b>1st Floor</b>	3	2
<b>2nd Floor</b>		
<b>Basement</b>	None	
<b>Foundation</b>	Block	
<b>Exterior</b>	Brick	
<b>Porch</b>	Stoop	
<b>Roof</b>	Shingle new in 2013	
<b>Garage</b>	2 car attached	
<b>Size of Lot</b>	2.31 acres, m/l	
<b>Heat</b>	Carrier new in 2013	
<b>Air Cond.</b>	Central air new 2013	
<b>Water Heater</b>	50 gallon/water soft.	
<b>Approximate Age</b>	1991, m/l	
<b>Termite Policy</b>	Anew Trufax	
<b>School Dist.</b>	Robinson	
<b>Water</b>	Robinson	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2014</b>	\$2,956.88	



<b>Tax I.D.</b>	05-3-05-000-010-007	<b>Property Address:</b>	9400 E. 900th Ave., Robinson, IL 62454
<b>Key</b>	Lockbox	<b>Owner:</b>	Brad & Lesa Crouse
		<b>Listing Price:</b>	\$229,000.00
		<b>Listed by:</b>	Amy Stone & Rick Hamilton

**Directions:** Take South Cross to 900th (McCarty School House Rd.) Turn West onto 900th continue. House is located back a lane behind other homes. Look for Weber Realty sign.

**Remarks:** Beautiful brick home featuring hand scraped teak flooring, brick wood burning fireplace, granite countertops, whole house vacuum system, Anderson windows, and much more!

<b>Entryway:</b>	6'8"x10'4"	Tile/wood patterned flooring, paint, large foyer closet
<b>Kitchen:</b>	11'11"x24'	Porcelain tile flooring, granite countertop, paint, stainless steel appliances all remain, range is a dual/fuel model (cooktop is gas and oven is electric) bar stools remain
<b>Living Room:</b>	30'3"x14'9"	Hand scraped Teak wood flooring, brick wood burning fireplace with automatic blower, paint, two ceiling fans w/lights
<b>Full Bath:</b>	6'5"x11'3"	Italian tile, paint, walk-in shower, whirlpool tub, toilet, sink
<b>South Bedroom</b>	11'x11'5"	Teak flooring, paint, closet
<b>North Bedroom</b>	11'x11'5"	Teak flooring, paint, closet
<b>Master Bedroom:</b>	12'11"x14'8"	Teak flooring, paint, ceiling fan w/light, walk-in closet
<b>Master Bath:</b>	5'x6'7"	Makeup Area: Porcelain tile flooring, tile countertop, clear glass sink w/large mirror
	6'11"x6'6"	Walk-in shower, toilet
<b>Laundry Room:</b>	6'11"x6'6"	Porcelain tile, oak cabinets, paint (Washer/Dryer Do Not Remain)
<b>Pole Barn</b>	24'x24'	
<b>Metal wood shed</b>		

R2.7

All information believed correct, but not guaranteed.

