



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)

10/3/17 Reduced

**WEBER REALTY**

**Showing Instructions:** 24 hours notice required for showing

**Property Type** Ranch

	<b>Bedrooms</b>	<b>Bath</b>
<b>1st Floor</b>	4	2 1/2
<b>2nd Floor</b>		
<b>Basement</b>	Yes	1
<b>Foundation</b>	Block	
<b>Exterior</b>	Brick	
<b>Porch</b>		
<b>Roof</b>	Shingle	
<b>Garage</b>	2 car att	
<b>Size of Lot</b>	1.5 +/-	
<b>Heat</b>	Elec forced	
<b>Air Cond.</b>	Central	
<b>Water Heater</b>	53 gal gas	
<b>Approximate Age</b>	1976	
<b>Termite Policy</b>	Yes	
<b>School Dist.</b>	Robinson	



<b>Water</b>	City
<b>Sewer</b>	septic (under maint contract)
<b>Taxes Pd. 2017</b>	5205.25
<b>Taxes 1 exempt</b>	2 exemptions
<b>Key</b>	Lockbox
<b>Tax I.D.</b>	05-1-27-000-029-000
<b>Property Address:</b>	11563 E. 1150th Ave Robison IL
<b>Owner:</b>	Michael Phillippe
<b>Listing Price:</b>	\$256,000.00
<b>Listed by:</b>	Mitzi Slater Martin

**Remarks:** Spacious family living overlooking Quail Creek Golf Course. Back yard Features a large patio for outdoor enjoyment, with a vinyl coated chain link fence enclosing the perimeter. Large partially finished basement with lots of space for storage and entertaining with a full bath and bar area.

<b>Living Room</b>	14'x20'	Hickory hardwood floors, gas fireplace and triple pane sliding glass doors to back yard
<b>Kitchen</b>	12'x22'	Eat-in kitchen with newer stainless appliances including wall mounted double oven
<b>Family Room</b>	19'11"x15'	Hickory hardwood floors and mantel, gas fireplace, sliding glass door to back yard
<b>Dining Room</b>	11'6"x15'	Hickory hardwood floors and crown moulding
<b>NW Bedroom</b>	11'6"x11'6"	Carpet (currently used as office)
<b>NE Bedroom</b>	13'x15'	Carpet
<b>Middle Bedroom</b>	13'x11'	Carpet
<b>Master Bedroom</b>	16'x17'	Carpet
<b>Master Bath</b>	16'10"x5'8"	Shower/tub combo
<b>Guest Bath</b>	8'6"x7'7"	Shower/tub combo, custom cabinetry, quartz countertop and ceramic tile floor
<b>Half Bath</b>	8'x7'4"	
<b>Utility</b>	10'3"x6'3"	Washer/dryer hookups, newer sinks and tile floor leading to a spacious pantry.
<b>Garage</b>		2 Car attached
<b>Deck</b>		Large Concrete Patio with access from living room and family room

