



Reduction 10/12/2018

116 S DOUGLAS ST., P.O. BOX 8578  
 ROBINSON, IL 62454  
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[www.weberir.com](http://www.weberir.com)

## WEBER REALTY

**Showing Instructions:** Call Lois today for an appointment!

**Property Type** Log Cabin

<b>1st Floor</b>	1	1
<b>2nd Floor</b>	2	1
<b>Basement</b>	None	
<b>Foundation</b>	Block	
<b>Exterior</b>	Log home	
<b>Porch</b>	Front - back	
<b>Roof</b>	New metal	
<b>Garage</b>	2 stirt 24' x 28'	
<b>Size of Lot</b>	1.1 Acre m/l	
<b>Heat</b>	New	
<b>Air Cond.</b>	New	
<b>Water Heater</b>	40 gal	
<b>Approximate Age</b>	30 years	
<b>Termite Policy</b>	Terminex	
<b>School Dist.</b>	Robinson	
<b>Water</b>	Robinson-Palestine	
<b>Sewer</b>	Septic	
<b>Taxes Pd. 2017</b>	2781.22 (2)	
<b>Key</b>	Lockbox	
<b>Tax I.D.</b>	05-3-05-000-010-004	



<b>Property Address:</b>	9470 E 900th Ave, Robinson
<b>Owner:</b>	Gene & Jane Dart
<b>Listing Price:</b>	\$189,500.00
<b>Listed by:</b>	Lois Ikemire

**Remarks:** Beautiful, well maintained log cabin. Home sits on 1.1 acre with a fenced in back yard. This home has a large back deck and a whole house generator.  
**Sellers are offering 1yr home warranty!**

Entry Way	5.5' x 4'	Stairway extra wide w/ carpet
Living Room	14' x 18'	Tile Floor, shiplap walls, wood burning fireplace w/ventless gas insert, cathedral ceiling, exposed beams, remote control blinds
Kitchen	10' x 10'	Tile floor, custom cabinets, ceramic countertops, cabinet feature lazy susans, Custom slide out drawers, garbage disposal, individual circuit to each appliance. Appliances remain.
Dining area	13' x 15'	Tile floor, colonial light fixture, remote control blinds
Utility Room		Tile floor, washer/dryer hookups, custom pantry hutch, 200 amp breaker box, Septic alarm, water shut off
Master Bedroom	18' x 14'3"	Majestic oak ship lapped pland floor, ceiling fan
Master Closet	7' x 14'	Walk-in closet w/cedar shiplap paneling, pine plank floor
Master Bath		Full bath, remodeled new vanity, granite countertop, walk-in shower

## UPSTAIRS

Loft - Great Room	17.5' x 14'	Build in desk/office area, ceiling fan , 3' x 14' display area, built-in shelves
Bedroom	17.5' x 11.5'	Plank floor, 2 closets lined w/cypress, passage between the 2 bedrooms w/ french Doors leading onto a 6 x 8 balcony deck, and storage
Bedroom	17.5' x 11.5'	Plank floor, 2 closets lined w/cypress
Full Bath	9.5' x 5.5'	Plank floor, shower
Entry Hall	5.5' x 4'	Access to attic and into bedrooms/bath
Garage	24' x 28'	2 story with new stairway, concrete floor, 6" thick snow-board siding
Shed	10' x 12'	Snow board siding

Large back deck with space ready for hot tub

Log Cabin Structure	8" kiln dried & treated logs, exterior recently treated and sealed professionally 4x8 & 4 x 12 beams and rafters Morgan exterior doors Anderson thermopane windows (2013) Heavy duty floor truss - heavy duty ceiling truss (garage) Septic system Rex Vault high efficiency with alarm Briggs and Stratton whole house generator (2012) Fenced in back yard (2015)
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