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WEBER REALTY

Showing Instructions: Call Lois today for an appointment!

Property Type Log Cabin

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



Property Address:	9470 E 900th Ave, Robinson
Owner:	Gene & Jane Dart
Listing Price:	\$199,500.00
Listed by:	Lois Ikemire

Remarks:

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
Dressing Room	7' x 14'	Cedar ship paneling, pine plank floor
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

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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)
4' high work area under house w/sump pump
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)